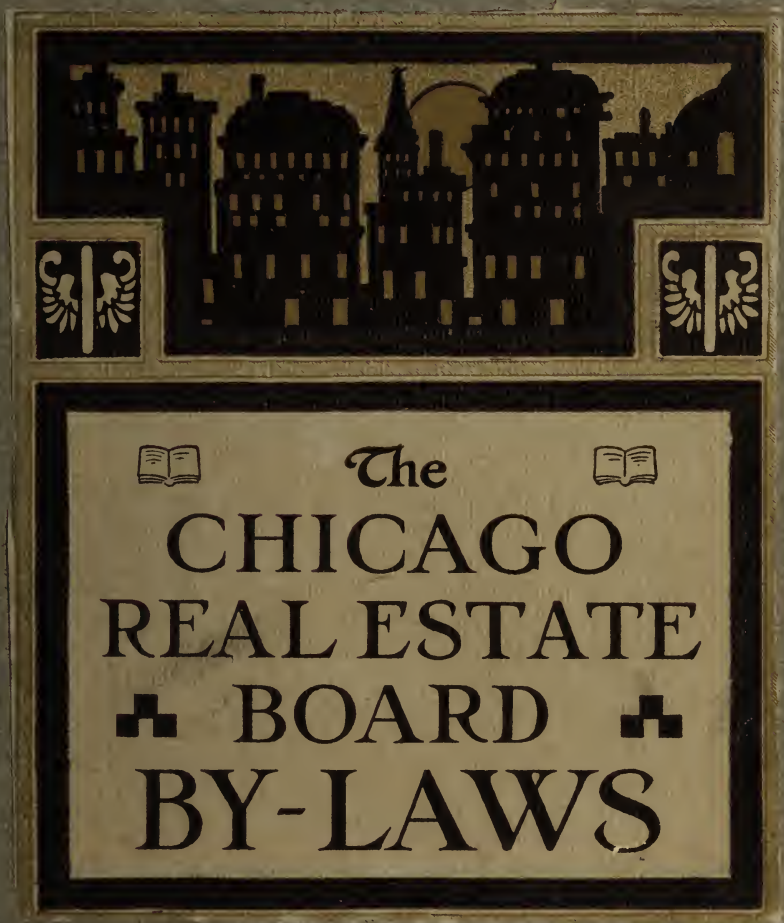


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The



CHICAGO
REAL ESTATE
■ BOARD ■
BY-LAWS

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Articles of Incorporation and
By-Laws
of
The Chicago Real Estate
Board



Incorporated A. D. 1883

Articles of Incorporation.

STATE OF ILLINOIS, }
DEPARTMENT OF STATE. }

HENRY D. DEMENT,
Secretary of State.

To whom these Presents shall come, Greeting:

WHEREAS, A certificate duly signed and acknowledged having been filed in the office of the Secretary of State on the 21st day of February, A. D. 1883, for the organization of

The Chicago Real Estate and Renting Agents' Association

under and in accordance with the provisions of "An act concerning corporations." Approved April 18, 1872, and in force July 1, 1872, a copy of which certificate is hereto attached.

Now, therefore, I, Henry D. Dement, Secretary of State of the State of Illinois, by virtue of the powers and duties vested in me by law, do hereby certify that the said THE CHICAGO REAL ESTATE AND RENTING AGENTS' ASSOCIATION is a legally organized corporation under the laws of this State.

In testimony whereof, I hereunto set my hand and cause to be fixed the great seal of State.

Done at the City of Springfield this twenty-first day of February, in the year of Our Lord one thousand eight hundred and eighty-three, and of the independence of the United States the one hundred and seventh.

HENRY D. DEMENT,
Secretary of State.

[SEAL.]

STATE OF ILLINOIS, }
COOK COUNTY. } ss.

To Henry D. Dement, Secretary of State:

We, the undersigned, William L. Pierce, William A. Merigold and Edmund A. Cummings, citizens of the United States, propose to form a corporation under an act of the General Assembly of the State of Illinois, entitled "An Act Concerning Corporations," approved April 18, 1872, and all acts amendatory thereof; and that for the purpose of such organization we hereby state as follows, to-wit:

1. The name of such corporation is THE CHICAGO REAL ESTATE AND RENTING AGENTS' ASSOCIATION.

2. The object for which it is formed is to secure more system and uniformity in the renting, care and management of real estate in the City of Chicago; to better protect and promote the interests of those entrusting property to their care; to protect themselves and their clients against dishonest and immoral tenants, and to generally correct existing abuses and prevent their future occurrence.

3. The management of the aforesaid Association shall be vested in an Executive Committee of three (3).

4. The following persons are hereby selected as the Directors to control and manage said corporation for the first year of its corporate existence, viz.: William L. Pierce, William A. Merigold and Edmund A. Cummings.

5. The location is in the City of Chicago in the County of Cook, State of Illinois.

[Signed] WILLIAM L. PIERCE,
WILLIAM A. MERIGOLD,
EDMUND A. CUMMINGS.

STATE OF ILLINOIS, }
COUNTY OF COOK. } ss.

I, Robert C. Givins, a Notary Public in and for the said Cook County, and State aforesaid, do hereby certify that on this 19th day of February, A. D. 1883, personally appeared before me, William L. Pierce, William A. Merigold and Edmund A. Cummings, personally known to me to be the same persons who executed the foregoing statement, and severally acknowledged that they had executed the same for the purpose therein set forth.

In witness whereof, I have hereunto set my hand and seal the day and year above written.

[SEAL.]

ROBERT C. GIVINS,
Notary Public.

CERTIFICATE

Of Change of Name and Object of "The Chicago R. E. & R. A. Association," Filed for Record with the Secretary of State, June 18, 1884.

OFFICE OF THE CHICAGO R. E. & R. A. ASS'N.

CHICAGO, Ill., June 18, 1884.

To Hon. Henry D. Dement, Secretary of State:

We hereby certify that at a regular meeting of the Chicago Real Estate and Renting Agents' Association, held at their rooms, 159 and 161 La Salle street, Chicago, Cook County, Illinois, on the 4th day of June, 1884, pursuant to notice, in the following manner, to wit: by mailing to each of the members of said corporation on the 28th day of May, 1884, a written notice properly addressed, stating the object of said meeting, and the time and place when and where it would be held, the following questions were submitted to the members for their action: To amend the Article of Incorporation by striking out Articles one (1) and two (2), and substituting for Section one (1) to wit: The name of such corporation is "The Chicago Real Estate Board," and for Section two (2) to wit: The object for which this Association is formed is to enable its members to transact their business, connected with the buying, selling, renting and caring for real estate, and the loaning of money upon the same to better advantage than heretofore, by the adoption of such rules and regulations as they may deem proper, and by enabling them to take united action upon such matters as may be deemed for the common good, and by such other means as may be determined upon by its members, which resolutions were adopted by a majority of the members present at said meeting.

Witness our hands and the seal of said corporation this 18th day of June, A. D. 1884.

HENRY C. MOREY, *President.*

[SEAL.]

W. P. SMITH, *Acting Secretary.*

STATE OF ILLINOIS, }
COOK COUNTY. } ss.

Henry C. Morey, being duly sworn, on oath says that he is President of The Chicago Real Estate and Renting Agents' Association, and that he has read the foregoing certificate and knows the contents thereof, and that the facts therein stated and set forth are true.

HENRY C. MOREY, *President.*

Subscribed and sworn to before me this nineteenth day of June, A. D. 1884.

[SEAL.]

WILLIAM L. PIERCE, *Notary Public.*

CHICAGO, December 30th, 1898.

To Hon. James A. Rose, Secretary of State:

We hereby certify that at the adjourned annual meeting of The Chicago Real Estate Board, held at their rooms, 59 Dearborn street, Chicago, Cook County, Illinois, on the 28th day of December, 1898, the following motion was unanimously adopted:

That Section three (3) of the Articles of Incorporation be and it is hereby amended so as to read as follows:

3. The Management of the aforesaid Association shall be vested in a Board of Directors, five in number, of whom the President and Secretary shall be ex-officio members and the three other members shall be elected in such manner, at such times and places, and for such periods, as may be provided by the by-laws.

Witness our hands and the seal of said corporation this 30th day of December, A. D. 1898.

JOSEPH DONNERSBERGER, *President.*

[SEAL.]

OSCAR A. LEWIS, *Secretary.*

STATE OF ILLINOIS, }
COUNTY OF COOK. } ss.

Joseph Donnersberger, being duly sworn, on oath says that he is President of the Chicago Real Estate Board and that he has read the foregoing certificate and knows the contents thereof, and that the facts therein stated and set forth are true.

JOSEPH DONNERSBERGER.

Subscribed and sworn to before me this thirtieth day of December, A. D. 1898.

[SEAL.]

HERBERT A. COLE, *Notary Public.*

OFFICERS AND COMMITTEES.

1910.

President

JOHN F. WALLACE

Vice-President

NELSON THOMASSON

Secretary

WILLIAM D. COUSIN

Treasurer

AARON B. MEAD

Board of Directors.

Bertram M. Winston

Gordon Strong

Roy E. Tabor

John F. Wallace, Ex-Officio

William D. Cousin, Ex-Officio

Valuation Committee.

George L. Warner

Charles D. Richards

Frank G. Hoyne

J. Fred McGuire

Edgar M. Snow.

Public Service Committee.

South Side—Hubert E. McCormick

Oscar P. Erskine

West Side—Ernest Woltersdorf

Frank G. Hajicek

George Beidler

North Side—Benjamin A. Fessenden

Robert C. Butzow

Membership Committee

Edwin F. Getchell

Joseph W. Cremin

Albert H. Wetten

Benjamin R. DeYoung

Valentine H. Surghnor

Henry H. Banford

Oscar H. Haugan

George F. Liebrandt

Arthur W. Draper

Auction Committee

Ayres Boal

William G. Booth

Buckingham Chandler

Chester C. Broomell

Frank M. Smith

Reference and Arbitration Committee.

Eugene H. Fishburn

Robert E. Ismond

Joseph K. Brittain

William D. McKey

James A. McLane

Industrial Location Committee.

James H. Van Vlissingen

J. Milton Trainer

Walter Mills

James W. Hedenberg

Henry H. Walker

Renting Business Committee.

Harry J. Farnham

Eugene A. Bournique

Charles O. Goss

Robert L. Davis

James J. Harrington, Jr.

Robert P. Walker

John A. Carroll

Mortgage Loan Committee.

Arnold Holinger

Henry A. Knott

Russell D. Hill

John E. Colnon

E. Orris Hart

Library Committee

George B. McBean

John H. Trumbull

Arthur C. Kussman

Committee on Legislation.

Wylls W. Baird

George Birkhoff, Jr.

Joseph Donnersberger

Edward A. Halsey

Edmund A. Cummings

Walter D. Oliver

William H. Mulholland

Edward M. Willoughby

Joseph B. Woodruff

OFFICERS AND COMMITTEES.

1909.

President

ALBERT H. WETTEN

Vice-President

RUSSELL D. HILL

Secretary

WILLIAM D. COUSIN

Treasurer

JOHN E. COLNON

Board of Directors.

Robert P. Walker

Bertram M. Winston

John F. Wallace

Albert H. Wetten, Ex-Officio

William D. Cousin, Ex-Officio

Membership Committee

Marvin A. Farr

Valentine H. Surghnor

Edwin F. Getchell

James A. McLane

Gordon Strong

Charles H. Mulliken

Walter Mills

Henry G. Foreman

Edgar M. Snow

Valuation Committee.

William D. Kerfoot

Frank G. Hoyne

Charles O. Goss

Charles D. Richards

George L. Warner.

Public Service Committee.

West Side—Edward C. Waller

Charles A. Lang

W. Gray Brown

South Side—Oscar P. Erskine

Walter C. Gunn

North Side—John McConnell

Edward G. Pauling

Call Board Committee.

Willard T. Orr

Ayres Boal

Buckingham Chandler

Charles A. Wightman

E. Percy Maynard

Reference Committee.

John B. Knight

Frank M. Elliott

Adolph F. Kramer.

Committee on Industrial Locations.

Stephen B. Mills.

Ernest Woltersdorf

Wallace L. DeWolf

James H. Van Vlissingen

Louis A. Seeberger

Mortgage Loan Committee.

Arthur W. Draper

James L. Houghteling

Arnold Holinger

Henry H. Banford

Russell D. Hill

Eugene A. Bournique

George B. McBean

William G. Booth

Arthur T. Aldis

Robert C. Butzow

Isaac F. Rubel

C. W. Dyniewicz

Wyllys W. Baird

Chester C. Broomell

George S. Eddy

Renting Business Committee.

Aaron B. Mead

Adolph F. Kramer

Harry J. Farnham

Buckingham Chandler

Frank M. Smith

Edward C. Waller, Jr.

Robert Berry Ennis

OFFICERS AND COMMITTEES.

1908.

President

EDWIN F. GETCHELL

Vice-President

BERTRAM M. WINSTON

Secretary

ROY B. TABOR

Treasurer

ADOLPH F. KRAMER

Board of Directors.

Edward A. Halsey	Robert P. Walker
Albert H. Wetten	Edwin F. Getchell, Ex-Officio

Roy B. Tabor, Ex-Officio

Valuation Committee.

Robert C. Butzow	Russell D. Hill
Walter Mills	William D. Kerfoot

Charles O. Goss

Public Service Committee.

South Side—William Scott Bond	J. Milton Trainer
North Side—Arnold Holinger	Godfrey Schmid
West Side—Julius A. Wendell	Oliver L. Watson

Edward C. Waller

Membership Committee

Charles D. Richards	George Birkhoff, Jr.
William A. Bond	Robert E. Ismond
Henry A. Knott	Frank G. Hoyne
George L. Warner	Edward S. Judd

Marvin A. Farr

Call Board Committee.

George A. Seaverns, Jr.	Thomas H. Willis
Joseph B. Woodruff	Frank G. Hajicek

Willard T. Orr

Reference Committee.

Joseph Donnersberger	Valentine H. Surghnor
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John B. Knight

Committee on Industrial Locations.

James H. Van Vlissingen	James W. Hedenberg
Henry H. Walker	Isaac F. Rubel

Stephen B. Mills

Renting Business Committee.

Harry J. Farnham	Ivan O. Ackley
Eugene A. Bournique	George F. Liebrandt
William O. Trainer	Frederick W. Grapperhaus

Aaron B. Mead

Mortgage Loan Committee.

Edward G. Pauling	Ayres Boal
John E. Colnon	Francis E. Broomell
Benjamin E. DeYoung	Walter D. Oliver
Joseph W. Cremin	Henry Lesch
George H. High	Patrick F. McCarthy
George W. Cobb	Charles J. Drierer
Buckingham Chandler	John H. Trumbull

Arthur W. Draper

OFFICERS AND COMMITTEES.

1907.

President

EDWARD S. JUDD

Vice-President

GORDON STRONG

Secretary

FRANCIS E. BROOMELL

Treasurer

AYRES BOAL

Board of Directors.

J. Fred McGuire	Edward A. Halsey
Robert P. Walker	Edward S. Judd, Ex-Officio
Francis E. Broomell,	Ex-Officio

Valuation Committee.

Walter Mills	Ernest Woltersdorf
E. Orris Hart	Russell D. Hill

Robert C. Butzow

Public Service Committee.

North Side—Callistus S. Ennis	Nelson Thomasson
South Side—William Scott Bond	James A. McLane
West Side—Julius A. Wendell	C. W. Dyniewicz
Louis Thorsen	

Membership Committee

Walter C. Gunn	William C. Heineman
Charles D. Richards	John F. Wallace
Benjamin A. Fessenden	Oscar P. Erskine
Adolph F. Kramer	Edward C. Waller, Jr.

Edward M. Willoughby.

Call Board Committee.

George A. Seaverns	Arthur W. Draper
J. Milton Trainer	William D. Cousin
Buckingham Chandler.	

Reference Committee.

George S. Eddy	Joseph Donnersberger
Marvin A. Farr.	

Committee on Industrial Locations.

James H. Van Vlissingen	John H. Trumbull
Eugene H. Fishburn	Robert E. Ismond
Edward W. Zander	

Renting Business Committee.

Benjamin R. DeYoung	William G. Booth
Harry J. Farnham	William K. Young
John A. Carroll	Philip L. Marshall

Adolph F. Kramer

Mortgage Loan Committee.

Joseph K. Brittain	Arthur Heurtley
Edward G. Pauling	Moses E. Greenebaum
Edgar M. Snow	Oscar H. Haugan
Aaron B. Mead	Arnold Holinger
Russell D. Hill	John C. Fetzner
Frank M. Elliott	Wyllys W. Baird
Henry S. Dietrich	Willis G. Stoughton

John E. Colnon

OFFICERS AND COMMITTEES.

1906.

President

FRANK G. HOYNE

Vice-President

JAMES A. McLANE

Secretary

ROBERT BERRY ENNIS

Treasurer

DAVID M. ERSKINE

Board of Directors.

Charles O. Goss

J. Fred McGuire

Edward A. Halsey

Frank G. Hoyne, Ex-Officio

Robert Berry Ennis, Ex-Officio

Valuation Committee.

Wyllys W. Baird

Marvin A. Farr

Callistus S. Ennis

E. Orris Hart

Ernest Woltersdorf

Public Service Committee.

North Side—Gordon Strong

William J. Lukens

South Side—Seymour Morris

Benjamin R. DeYoung

West Side—Julius A. Wendell

Francis E. Broomell

W. Gray Brown

Membership Committee

George H. Taylor

William Scott Bond

Walter C. Gunn

Oscar P. Erskine

Edwin F. Getchell

George B. McBean

Buckingham Chandler

John E. Colnon

Howell N. Tyson

Call Board Committee.

George A. Seaverns

Arthur W. Draper

Isaac F. Rubel

William D. Cousin

John A. Carroll

Reference Committee

George S. Eddy

Frank M. Elliott

George W. Cobb

Committee on Industrial Locations.

Bertram M. Winston

Robert E. Ismond

William Ogden Green

Ward T. Huston

Willis G. Stoughton

Renting Business Committee.

Frank M. Smith

Henry H. Banford

William D. McKey

J. Milton Trainer

Oscar A. Lewis

Ayres Boal

George A. Seaverns

Mortgage Loan Committee.

Edgar M. Snow

Moses E. Greenebaum

Joseph K. Brittain

George H. High

Aaron B. Mead

Oscar H. Haugan

Edward S. Judd

Arnold Holinger

Arthur T. Aldis

Robert P. Walker

Henry S. Dietrich

Louis A. Seeberger

Henry A. Knott

John C. Fetzner

OFFICERS AND COMMITTEES.

1905.

President

CHARLES D. RICHARDS

Vice-President

EDWARD S. JUDD

Secretary

HENRY H. BANFORD

Treasurer

OSCAR H. HAUGAN

Board of Directors.

Frank G. Hoyne	Charles O. Goss
Chas. D. Richards, Ex-Officio	J. Fred McGuire
Henry H. Banford, Ex-Officio	

Valuation Committee.

George Birkhoff, Jr.	Marvin A. Farr
John B. Knight	Wyllys W. Baird
Callistus S. Ennis	

Public Service Committee.

South Side—James G. Trainer	Henry S. Dietrich
North Side—Gordon Strong	Henry A. Knott
West Side—Edmund A. Cummings	Robert C. Butzow
Ernest Woltersdorf	

Membership Committee

Benjamin A. Fessenden	Harry J. Farnham
John F. Wallace	George H. Taylor
George B. McBean	Robert Berry Ennis
Bertram M. Winston	William J. Lukens

Adolph F. Kramer

Call Board Committee.

Isaac F. Rubel	Walter D. Oliver
James A. McLane	Charles J. Driever
Charles A. Lang	

Reference Committee.

Eugene H. Fishburn	Francis A. Barnes
Nelson Thomasson	

Committee on Industrial Locations.

Robert E. Ismond	Robert P. Walker
Robert C. Givens	Joseph K. Brittain
Oscar P. Erskine	

Renting Business Committee.

William D. McKey	John A. Carroll
Eugene A. Bournique	Louis Thorsen
E. Orris Hart	Frank M. Smith

George L. Warner

Mortgage Loan Committee.

Joseph Donnersberger	Benjamin R. DeYoung
Edgar M. Snow	James L. Houghteling
Henry G. Foreman	Willis G. Stoughton
John E. Colnon	Moses E. Greenebaum
J. Lewis Cochran	Russell D. Hill
Howell N. Tyson	Frank E. Spooner

Ayres Boal

OFFICERS AND COMMITTEES.

1904.

President

ROBERT E. ISMOND

Vice-President

WALTER MILLS

Secretary

J. FRED MCGUIRE

Treasurer

FRANK M. ELLIOT

Board of Directors.

Callistus S. Ennis

Frank G. Hoyne

Charles O. Goss

Robert E. Ismond, Ex-Officio

J. Fred McGuire, Ex-Officio

Valuation Committee.

Edgar M. Snow

Benj. R. DeYoung

Henry S. Dietrich

John B. Knight

George Birkhoff, Jr.

Public Service Committee.

North Side—Horace A. Goodrich

Henry H. Banford

South Side—Marvin A. Farr

Isaac F. Rubel

West Side—Louis A. Seeberger

Charles A. Lang

David J. Kennedy

Membership Committee

F. A. Henshaw

Benjamin A. Fessenden

Julius A. Wendell

Oscar P. Erskine

Wm. Heineman

James A. McLane

Wm. D. McKey

Willis G. Stoughton

William A. Merigold

Call Board Committee.

George H. Taylor

Walter D. Oliver

Louis Thorsen

Howell N. Tyson

John A. Carroll

Reference Committee.

Charles H. Mulliken

Eugene H. Fishburn

Edwin F. Getchell

Industrial Location Committee.

John T. Boddie

Francis A. Barnes

Robert C. Givens

John C. Fetzner

Wallace L. DeWolf

Mortgage Loan Committee.

Wylls W. Baird

Moses E. Greenebaum

Robert C. Butzow

James L. Houghteling

Russell D. Hill

John E. Colnon

Charles D. Richards

Edward G. Pauling

Oscar H. Haugan

Joseph Donnersberger

J. Lewis Cochran

Edward S. Judd

George W. Cobb

Henry A. Knott

E. Norman Scott

Renting Business Committee.

George L. Warner

Arthur W. Draper

Buckingham Chandler

Seymour Morris

E. Orris Hart

William K. Young

Frank M. Smith

OFFICERS AND COMMITTEES.

1903.

President

WYLLYS W. BAIRD

Vice-President

VALENTINE H. SURGHNOR

Secretary

JAMES A. McLANE

Treasurer

RUSSELL D. HILL

Board of Directors.

Edward S. Judd

Callistus S. Ennis

Frank G. Hoyne

Wyllys W. Baird, Ex-Officio

James A. McLane, Ex-Officio

Valuation Committee.

William D. Kerfoot

Edgar M. Snow

Charles O. Goss

Henry S. Dietrich

Benjamin R. DeYoung

Public Service Committee.

West Side—Francis A. Barnes

E. Woltersdorf

Romain M. Conger

North Side—Horace A. Goodrich

William J. Lukens

South Side—William D. McKey

Oscar P. Erskine

Membership Committee

Charles L. Hammond

Frank A. Henshaw

E. Norman Scott

Francis E. Broomell

J. Fred McGuire

David M. McLean

Jos. W. Cremin

John T. Boddie

John T. Brown

Call Board Committee.

Walter C. Gunn

George H. Taylor

John E. Colnon

James G. Trainer

Oliver L. Watson

Reference Committee.

Henry A. Knott

Charles H. Mulliken

Edward A. Halsey

Committee on Industrial Locations.

Edmund A. Cummings

Robert E. Ismond

Robert P. Walker

Walter Mills

James H. Van Vlissingen

OFFICERS AND COMMITTEES.

1902.

President

LOUIS A. SEEBERGER

Vice-President

S. WILMER CANNELL

Secretary

E. ORRIS HART

Treasurer

E. NORMAN SCOTT

Board of Directors.

J. Lewis Cochran	Edward S. Judd
Callistus S. Ennis	
Louis A. Seeberger, Ex-Officio	E. Orris Hart, Ex-Officio

Valuation Committee.

William A. Bond	George H. High
Charles O. Goss	William D. Kerfoot
Wyllys W. Baird	

Public Service Committee.

North Side—Edward A. Halsey	James W. Hedenberg
South Side—Frank G. Hoyne	Frank M. Smith
West Side—Francis A. Barnes	Oscar A. Lewis
William W. Weare	

Membership Committee

Romain M. Conger	Charles L. Hammond
Harry W. Christian	Charles R. Calkins
George S. Eddy	E. Percy Maynard
Russell D. Hill	George A. Rose
William J. Lukens	

Call Board Committee.

Eugene A. Bournique	Walter C. Gunn
Bertram M. Winston	Samuel Polkey
David M. McLean	

Reference Committee.

James H. Van Vlissingen	Henry A. Knott
Horace A. Goodrich	

Committee on Industrial Locations.

Robert E. Ismond	Edmund A. Cummings
Nelson Thomasson	Robert P. Walker
Benjamin A. Fessenden	

OFFICERS AND COMMITTEES.

1901.

President

HENRY S. DIETRICH

Vice-President

CHARLES H. MULLIKEN

Secretary

CALLISTUS S. ENNIS

Treasurer

EDWARD G. PAULING

Board of Directors.

Valentine H. Surghnor

J. Lewis Cochran

Edward S. Judd

H. S. Dietrich, Ex-Officio

C. S. Ennis, Ex-Officio

Valuation Committee.

Jos. Donnersberger

Francis A. Barnes

William A. Bond

George H. High

Willis G. Jackson

Public Service Committee.

North Side—Edward A. Halsey

John C. Fetzer

South Side—Frank A. Henshaw

Edwin F. Getchell

West Side—Ed. C. Waller

John T. Donlan

Ernest Woltersdorf

Membership Committee

Benjamin R. DeYoung

Romain M. Conger

Philip L. Marshall

E. Orris Hart

Charles O. Goss

Otto Kubin

Thomas H. Kelley

Joseph K. Brittain

Wm. H. Cairnduff

Call Board Committee.

George S. Eddy

Eugene A. Bournique

E. Percy Maynard

Frank M. Elliot

Godfrey Schmid

Reference Committee.

Frank R. Chandler

Jas. H. Van Vlissingen

Paul O. Stensland

Committee on Industrial Locations.

Robert E. Ismond

Nelson Thomasson

Edmund A. Cummings

Benjamin A. Fessenden

Robert P. Walker

OFFICERS AND COMMITTEES.

1900.

President

GEORGE L. WARNER

Vice-President

EDGAR M. SNOW

Secretary

ALBERT E. G. GOODRIDGE

Treasurer

EARL L. HAMBLETON

Board of Directors.

Henry S. Dietrich

Valentine H. Surghnor

J. Lewis Cochran

George L. Warner, Ex-Officio

Albert E. G. Goodridge, Ex-Officio

Valuation Committee.

Henry A. Knott

Louis A. Seeberger

Jos. Donnersberger

S. Wilmer Cannell

Francis A. Barnes

Public Service Committee.

South Side—Jas. B. Galloway

W. L. DeWolf

North Side—Edward S. Judd

Bertram M. Winston

West Side—Reuble M. Outhet

Edward C. Waller

George A. Rose

Membership Committee

Charles H. Merritt

James W. Hedenberg

Isaac F. Rubel

Benjamin R. DeYoung

Horace E. Hurlbut

Ernest Woltersdorf

E. Norman Scott

Edward A. Halsey

James A. McLane

Call Board Committee.

Charles O. Goss

George S. Eddy

Frank G. Hoyne

Thomas H. Kelley

John N. Young

Reference Committee.

John H. Trumbull

Frank R. Chandler

Samuel Polkey

OFFICERS AND COMMITTEES.

1899.

President

JOSEPH DONNERSBERGER

Vice-President

HENRY G. FOREMAN

Secretary

OSCAR A. LEWIS

Treasurer

ARTHUR HEURTLEY

Executive Committee

Robert E. Ismond.

Henry S. Dietrich

Robert C. Butzow

Valuation Committee.

William D. Kerfoot

Henry A. Knott

Marvin A. Farr

Eugene H. Fishburn

Louis A. Seeberger

Public Service Committee.

South Side—Frank Wells

Frank E. Spooner

North Side—James H. Van Vlissingen

Edward G. Pauling

West Side—E. Woltersdorf

Francis A. Barnes

Albert J. Stone

Membership Committee

Albert E. G. Goodridge

James A. McLane

Benjamin F. Ray

Charles H. Merritt

Sam'l Brown, Jr.

Frank M. Smith

Eugene A. Bournique

Bernard F. Weber

William W. Weare.

Call Board Committee.

Walter C. Gunn

Charles O. Goss

E. Norman Scott

August Tidholm

George A. Rose

Reference Committee

Edward W. Zander

John H. Trumbull

Robert P. Walker

OFFICERS AND COMMITTEES.

1898.

President

HENRY A. KNOTT

Vice-President

GEORGE L. WARNER

Secretary

JAMES W. HEDENBERG

Treasurer

S. WILMER CANNELL

Executive Committee

James B. Galloway

Robert E. Ismond

John T. Donlan

Valuation Committee.

William A. Bond

George Birkhoff, Jr.

Edmund A. Cummings

Eugene H. Fishburn

Marvin A. Farr

Public Service Committee.

North Side—Charles H. Mulliken

Franklin H. Doland

South Side—Malcom McNeill

Frank M. Smith

West Side—Willis G. Jackson

Francis A. Barnes

William W. Weare

Membership Committee

Benj. R. DeYoung

Albert E. G. Goodridge

Fred S. Oliver

Philip L. Marshall

Godfrey Schmid

Charles R. Calkins

Wm. H. Cairnduff

Isaac F. Rubel

Wm. J. Lukens

Call Board Committee

Russell D. Hill

Walter C. Gunn

Callistus S. Ennis

James A. McLane

Jacob F. Rehm

Reference Committee

Wm. Ogden Green

Edward W. Zander

Benj. A. Fessenden

OFFICERS AND COMMITTEES.

1897.

President

MARVIN A. FARR

Vice-President

HENRY S. DIETRICH

Secretary

CUTHBERT W. LAING

Treasurer

FRANCIS A. BARNES

Executive Committee

George H. High

James B. Galloway

Earl L. Hambleton

Valuation Committee.

Edgar M. Snow

Dunlap Smith

Edmund A. Cummings

William A. Bond

George Birkhoff, Jr.

Public Service Committee.

North Side—S. Wilmer Cannell

Samuel Brown, Jr.

South Side—George L. Warner

Walter H. Wilson

West Side—Oscar A. Lewis

Ernest Woltersdorf

Otto Kubin

Membership Committee

Lyman Baird

Henry A. Knott

David J. Kennedy

B. R. DeYoung

Robert C. Givins

Edwin F. Getchell

Silas M. Moore

Nelson Thomasson

Dudley Winston

Call Board Committee

John L. Manning

Russell D. Hill

Isaac F. Rubel

Samuel Delamater

Frederick S. Oliver

Reference Committee

Samuel E. Gross

William Ogden Green

Charles B. Rice

OFFICERS AND COMMITTEES.

1896.

President

GEORGE BIRKHOFF, Jr.

Vice-President

JOHN B. KNIGHT

Secretary

EARL L. HAMBLETON

Treasurer

CHARLES L. HAMMOND

Executive Committee

Valentine H. Surghnor George H. High
Albert E. G. Goodridge

Valuation Committee.

J. H. Van Vlissingen Robert P. Walker
B. A. Fessenden Dunlap Smith
Edgar M. Snow

Public Service Committee.

South Side—George L. Warner E. F. Getchell
North Side—John McConnell J. Lewis Cochran
West Side—Paul O. Stensland Albert J. Stone
J. C. Magill

Membership Committee

Charles B. Rice Lyman Baird
Eugene H. Fishburn Willis G. Jackson
Henry L. Turner (Resigned) E. S. Dreyer
Henry S. Dietrich (Appointed to fill Vacancy)
Josiah L. Lombard Walter H. Wilson
William A. Bond

Call Board Committee

Horace E. Hurlbut John L. Manning
John T. Donlan Cuthbert W. Laing
Wm. J. Lukens

Reference Committee

Marvin A. Farr S. E. Gross
Edward W. Zander

OFFICERS AND COMMITTEES.

1895.

President

DUNLAP SMITH

Vice-President

SILAS M. MOORE

Secretary

W. H. CAIRNDUFF

Treasurer

WM. OGDEN GREEN

Executive Committee

S. Wilmer Cannell

Valentine H. Surghnor

Edward W. Zander

Valuation Committee.

Henry A. Knott

John B. Knight

Robert P. Walker

Benjamin A. Fessenden

James H. Van Vlissingen

Public Service Committee.

South Side—Charles L. Hammond

Frank C. Vierling

North Side—Wyllys W. Baird

David M. Erskine, Jr.

West Side—Paul O. Stensland

James W. Hedenberg

Albert E. G. Goodridge

Membership Committee

Frank A. Henshaw

Henry S. Dietrich

Charles B. Rice

Walter C. Gunn

Robert C. Butzow

James F. McCabe

Frank Wells

Fred E. Eldred

Charles L. Bonney

Call Board Committee

Horace E. Hurlbut

John H. Curtis

Walter H. Wilson

James P. Mallette

Ortman W. Crawford

Reference Committee

Josiah L. Lombard

Marvin A. Farr

J. Lewis Cochran

OFFICERS AND COMMITTEES.

1894.

President

EUGENE H. FISHBURN

Vice-President

ROBERT C. GIVINS

Secretary

V. H. SURGHNOR

Treasurer

HELGE A. HAUGAN

Executive Committee

Marvin A. Farr (Resigned) Dunlap Smith

Benjamin A. Fessenden (Elected to fill Vacancy)

Louis A. Seeberger

Valuation Committee.

Nelson Thomasson

W. W. Baird

B. R. DeYoung

Henry A. Knott

John B. Knight

Public Service Committee.

E. A. Cummings

H. S. Dietrich

William Preston Harrison

W. H. Cairnduff

Charles L. Hammond

James P. Mallette

E. W. Zander

Membership Committee

Robert P. Walker

James Hood

F. A. Henshaw

Ed. D. Wheelock

J. A. Bartlett

E. Percy Maynard

John Wain

E. L. Hambleton

Jacob Rehm

Call Board Committee

John F. Cremin

William Coffeen

Edgar M. Snow

Frank E. Ballard

Harry W. Christian

Reference Committee

Henry G. Foreman

Josiah L. Lombard

Jas. B. Galloway

OFFICERS AND COMMITTEES.

1893.

President

WILLIAM A. BOND

Vice-President

WALTER H. WILSON

Secretary

EDWIN REED (resigned).

LOUIS A. SEEBERGER

(Elected to fill vacancy.)

Treasurer

WILLIAM HEINEMANN

Executive Committee

Marvin A. Farr, Chairman.

Charles L. Hammond

John H. Trumbull

Valuation Committee.

Geo. Birkhoff, Jr., Chairman

Nelson Thomasson

Chas. H. Mulliken

Benj. R. DeYoung

Wylls W. Baird

Public Service Committee.

Geo. M. Bogue, Chairman

Edward S. Dreyer

Edmund A. Cummings

Byron A. Baldwin

Joseph Donnersberger

William L. Pierce

Eugene H. Fishburn

Membership Committee

Francis A. Barnes, Chairman

A. E. G. Goodridge

Robert P. Walker

Samuel D. Walden

Elmer Diggins

Arthur C. Gehr

Malcom McNeill

William Coffeen

A. J. Montague

Call Board Committee

John F. Cremin

William A. Merigold

Jas. H. Van Vlissingen

Frank Riedle

John L. Manning

Reference Committee

Henry A. Knott

James P. Mallette

Helge A. Haugan

OFFICERS AND COMMITTEES.

1892.

President

E. S. DREYER

Vice-President

F. A. HENSHAW

Secretary

C. L. HAMMOND

Treasurer

BENJAMIN A. FESSENDEN

Executive Committee

W. W. Baird

Bruce B. Barney

J. H. Trumbull

Membership Committee

D. M. Erskine, Jr.

F. A. Barnes

C. H. Mulliken

H. S. Dietrich

H. W. Christian

F. M. Elliot

Wm. A. Merigold

R. D. Hill

Carter H. Harrison, Jr.

Reference Committee

A. B. Mead

H. A. Haugan

E. S. Hawley

Call Board Committee

Nelson Thomasson

John L. Manning

B. R. DeYoung

James B. Galloway

J. Robson Weddell

Valuation Committee.

Willis G. Jackson

Joseph Donnersberger

E. H. Fishburn

William A. Bond

Geo. Birkhoff, Jr.

Public Service Committee.

Geo. M. Bogue

R. L. Martin

P. O. Stensland

Walter H. Wilson

Frank Riedle

Wm. L. Schrader

H. V. Seymour

OFFICERS AND COMMITTEES.

1891.

President

JOSIAH L. LOMBARD

Vice-President

EDWIN F. GETCHELL

Secretary

ROBERT P. WALKER

Treasurer

SAMUEL E. GROSS

Executive Committee

F. A. Henshaw

Wyllys W. Baird

Byron A. Baldwin

Membership Committee

V. H. Surghnor

John V. Hair

D. M. Erskine, Jr.

J. H. Trumbull

Wm. Preston Harrison

Dunlap Smith

W. F. Lubeke

A. H. Wilson

Marvin A. Farr

Reference Committee

John B. Knight

A. B. Mead

M. R. Barnard

Call Board Committee

C. L. Hammond

C. L. Bonney

Nelson Thomasson

Chas. E. Rand

F. M. Elliott

Valuation Committee.

George M. Bogue

Willis G. Jackson

Frank R. Chandler

Eugene H. Fishburn

Joseph Donnersberger

Public Service Committee.

E. S. Dreyer

B. R. DeYoung

Jas. L. Houghteling

John Wain

Wm. R. Kerr

A. J. Stone

George Birkhoff, Jr.

OFFICERS AND COMMITTEES.

1890.

President

WILLIS G. JACKSON

Vice-President

GEO. BIRKHOFF, Jr.

Secretary

C. U. GORDON

Treasurer

HENRY A. KNOTT

Executive Committee

Geo. L. Warner

F. A. Henshaw

C. H. Mulliken

Membership Committee

Edgar M. Snow

Geo. J. Morey

V. H. Surghnor

Wm. Loeb

Jas. L. Houghteling

L. E. Ingalls

B. R. De Young

J. L. Manning

B. A. Baldwin

Reference Committee

B. F. Jacobs

John B. Knight

Wm. L. Schrader

Call Board Committee

R. C. Givins

Marvin A. Farr

C. L. Hammond

Pleasant Amick

Robert P. Walker

Valuation Committee.

E. F. Getchell

Wm. L. Pierce

E. S. Dreyer

Geo. M. Bogue

F. R. Chandler

Public Service Committee.

Wm. A. Bond

John McConnell

Joseph Donnersberger

E. A. Cummings

A. L. Coe

H. S. Dietrich

Wm. Heinemann

OFFICERS AND COMMITTEES.

1889.

President

GEO. M. BOGUE

Vice-President

AARON B. MEAD

Secretary

ARTHUR C. GEHR

Treasurer

BENJ. L. PEASE

Executive Committee

Willis G. Jackson

Geo. L. Warner

J. A. Bartlett

Membership Committee

Edgar M. Snow

D. R. McAuley

S. M. Parish

J. N. Young

D. S. Place

John V. Hair

V. H. Surghnor

Reference Committee

J. L. Lombard

B. F. Jacobs

Nelson Thomasson

Valuation Committee.

Wm. D. Kerfoot

H. C. Morey

R. W. Hyman, Jr.

Wm. L. Pierce

H. L. Turner

E. F. Getchell

E. S. Dreyer

Call Board Committee

F. A. Henshaw

Percy W. Palmer

R. C. Givins

D. M. Erskine, Jr.

E. W. Zander

OFFICERS AND COMMITTEES.

1888.

President

HENRY L. TURNER

Vice-President

GEO. M. BOGUE

Secretary

J. H. VAN VLISSINGEN

Treasurer

M. E. GREENEBAUM

Executive Committee

Willis G. Jackson

E. F. Getchell

Jos. Donnersberger

Call Board Committee

F. A. Henshaw

D. S. Place

D. R. McAuley

Pleasant Amick

C. L. Hammond

Membership Committee

Norman T. Gassette

E. Goodridge

S. M. Parish

D. M. Erskine, Jr.

B. L. Pease

A. G. Garfield

C. R. Calkins

Reference Committee

J. L. Lombard

F. R. Chandler

J. W. Farlin

Valuation Committee.

Lyman Baird

A. L. Coe

E. A. Cummings

Wm. D. Kerfoot

R. W. Hyman, Jr.

OFFICERS AND COMMITTEES.

1887.

President

WM. D. KERFOOT

Vice-President

M. R. BARNARD

Secretary

E. F. GETCHELL

Treasurer

GEO. P. BAY

Executive Committee

Bryan Lathrop

Wm. A. Bond

Willis G. Jackson

Membership Committee

Wm. L. Pierce

Wm. A. Merigold

Norman T. Gassette

Nelson Thomasson

F. A. Bragg

J. H. Van Vlissingen

Samuel Polkey

Reference Committee

George M. Bogue

Henry L. Hill

Percy W. Palmer

Valuation Committee.

Henry C. Morey

Lyman Baird

Ernst Prussing

E. A. Cummings

A. L. Coe

Call Board Committee

James M. Marshall

C. W. Pierce

H. C. Harvey

Arthur C. Gehr

W. N. Spencer

OFFICERS AND COMMITTEES.

1886.

President

E. A. CUMMINGS

Vice-President

BRYAN LATHROP

Secretary

EDGAR M. SNOW

Treasurer

E. S. DREYER

Executive Committee

R. W. Hyman, Jr.

F. A. Barnes

W. L. Pierce

Reference Committee

Wm. D. Kerfoot

M. R. Barnard

Willis G. Jackson

Membership Committee

A. B. Mead

F. C. Gibbs

J. A. Wilson

E. Goodridge

F. A. Henshaw

Geo. P. Bay

H. W. Hoyt

Valuation Committee.

H. C. Morey

J. L. Lombard

Wm. A. Bond

Ernst Prussing

Samuel Gehr

Call Board Committee

C. H. Mulliken

Norman T. Gassette

C. P. Silva

W. W. Baird

OFFICERS AND COMMITTEES.

1885.

President

LYMAN BAIRD

Vice-President

BRYAN LATHROP

Secretary

WM. A. MERIGOLD

Treasurer

F. R. CHANDLER

Executive Committee

E. A. Cummings

H. W. Hoyt

W. H. Thompson

Membership Committee

Wm. L. Pierce

A. J. Stone

F. A. Barnes

Geo. Birkhoff, Jr.

R. W. Hyman, Jr.

J. A. Wilson

E. S. Dreyer

Reference Committee

H. C. Morey

A. L. Coe

M. R. Barnard

Valuation Committee.

H. C. Morey

J. L. Lombard

Wm. A. Bond

Ernst Prussing

Samuel Gehr

OFFICERS AND COMMITTEES.

1884.

President

HENRY C. MOREY

Vice-President

W. L. PIERCE

Secretary

W. P. SMITH

Treasurer

GEO. L. WARNER

Executive Committee

E. A. Cummings

Henry L. Turner

Wm. A. Merigold

Membership Committee

A. B. Mead

F. A. Barnes

C. H. Mulliken

Reference Committee

Lyman Baird

Bryan Lathrop

H. A. Goodrich

OFFICERS AND COMMITTEES.

1883.

President

HENRY C. MOREY

Vice-President

ALBERT L. COE

Secretary

JAMES M. MARSHALL

Treasurer

GEO. L. WARNER

Executive Committee

Wm. L. Pierce

Wm. A. Merigold,

E. A. Cummings

Membership Committee

A. B. Mead

C. H. Mulliken

J. F. Griffin

Reference Committee

Lyman Baird

S. M. Parish

J. C. Magill

PREAMBLE

The object for which this Board is founded is to enable its members to transact their business, connected with the buying, selling, renting and managing of real estate, and the loaning of money thereon, to better advantage than heretofore, by the adoption of such rules and regulations as they may deem proper, as well as to enable them to take united action upon such matters as may be deemed for the common good or otherwise expedient.

To carry out this object and for the government of the Board, the following By-Laws have been adopted.

BY-LAWS
OF
The Chicago Real Estate Board

ARTICLE I.

Section I.

Members Any person wherever residing, or any corporation wherever located, may become a member of this Board as hereinafter provided.

The membership of this Board shall be divided into Five (5) Classes, to wit:

Class A Members Those individuals or corporations, whose business is, in whole or in part, the sale, renting or management of real estate, or the loaning of money on real estate, may enter as Class A Members.

Class B Members Those individuals or corporations, whose business is, in whole or in part, the sale, renting or management of real estate, or the loaning of money on real estate, whose principal office is south of Twenty-second Street, west of Ashland Avenue or north of Chicago Avenue, may enter as Class B Members; but such individuals and corporations shall have the right to enter as Class A Members, or later be transferred to said Class as hereinafter provided in Section V, Article I, if they so desire.

Class C Members Any employe of any individual, firm or corporation, whose business is, in whole or in part, the sale, renting or management of real estate, or the loaning of money on real estate, regardless of whether such individual, firm or corporation is a member of this Board or not, and those individuals or corporations engaged in the construction of buildings as employers, as well as insurance brokers or agents, may enter as Class C Members.

Class D Members Any individual wherever residing or any corporation wherever located, not eligible to membership in Classes A, B or C, may enter as Class D Members.

**Honorary
Members**

Any individual may be elected an Honorary Member of this Board upon recommendation of the Membership Committee.

**Roll of
Members**

Each member shall be required to subscribe to the By-Laws and Rules and Regulations of this Board, by signing the Roll of Members, which shall be kept by the Secretary.

Certificates of Membership shall be issued to individuals and corporations only and not to firms. Each corporation holding membership shall designate which of its officers shall act in its behalf in all matters pertaining to the Board. Such officer shall have the same rights as an individual member of the same Class and shall act until his successor is designated.

Section II.

**Membership
Fees and
Dues**

The Membership fees and dues for the respective Classes shall be as follows, to wit:

Class A	Membership fee.....	\$200.00
	Dues per year.....	30.00
Class B	Membership fee	50.00
	Dues per year.....	20.00
Class C	Membership fee.....	25.00
	Dues per year.....	12.00
Class D	Membership fee.....	25.00
	Dues per year.....	10.00
Honorary Members	There shall be no membership fee or dues for Honorary Members.	

**When Fees
and Dues
are payable**

All membership fees shall be paid within thirty (30) days after the applicant has been notified of his or its election, and such applicant shall also at the same time pay the dues for the remainder of the half year in which he or it may be admitted.

All dues shall be paid semi-annually, in advance, on or before February 1st and August 1st of each year, with the exception of the annual dues of Class D Members which shall be paid annually in advance on or before February 1st. In case of the death of any member all dues charged against such member, except those payable before death, shall cease as of the date of death.

Section III.

***Rights and
Privileges
of Members***

Only the class of members designated shall enjoy the rights and privileges mentioned in the succeeding paragraphs of this Section.

(1st) To hold the office of President, Vice President, Treasurer or Director. (Class A.)

(2d) To have any interest in the assets of the Board. (Class A.)

(3d) To serve on the Valuation Committee. (Class A.)

(4th) To hold the office of Secretary or to serve on any Standing Committee, except the Valuation Committee. (Classes A and B.)

(5th) To vote at any election of Officers, Directors or Standing Committees. (Classes A and B.)

(6th) To propose or vote on any By-Law or Rule, or amendment thereto, which concerns the government of the Board or which relates in any way to commissions or other fees herein provided to be charged by the members of this Board for their services. (Classes A and B.)

(7th) To serve on Special Committees or vote on any questions other than those above mentioned. (Classes A, B, C and D.)

Section IV.

***Applications
for
Membership***

Applications for membership shall be in writing signed by the applicant and shall bear the recommendation of at least two (2) members of the Board who are not Officers of the Board or members of the Membership Committee, and such applications shall designate the class under which the applicant desires admission.

***Posting of
Applications***

All applications for membership shall be filed with the Secretary and by him delivered to the Chairman of the Membership Committee, who shall immediately thereafter call a meeting of his Committee to consider the same. If the applicant shall not have received more than one negative vote, his application shall immediately be posted on the Bulletin in the Board rooms and remain so posted for at least six (6) days, after which time the Secretary shall notify each member of the Board in writing of such application and state when the Membership Committee will meet to hear objections, if any, to

admitting the applicant. In no case shall an applicant be admitted to Membership who shall have received more than one negative vote in said Committee.

Action of Board on Applications After the Membership Committee has passed favorably upon any application it shall, at the next monthly or special meeting of the Board, report the name of the applicant and the President shall thereupon declare him or it elected. And any applicant so declared elected shall within thirty (30) days after receiving notice of such election from the Secretary, sign the Roll of Members and pay the membership fee and dues as hereinbefore provided, and in the event of failure so to do the action of the Membership Committee and the President on such application shall be null and void.

Section V.

Transfer from one Class to another Any member who shall cease to be eligible to the Class in which he or it holds membership, may upon application to the Board of Directors and with the approval of the Membership Committee, be transferred from that Class to any other Class to which he or it may be eligible; provided, however, that if such transfer be made to a higher class, such member when transferred shall pay the difference between the membership fees of the respective Classes and any accrued dues, but no rebate of any part of either membership fee or dues which he or it may have paid up to the time of transfer, shall be made in case the transfer be to a lower class. The dues under the new classification shall commence with the date of transfer; provided, further, that if a member shall cease to be eligible to the Class in which he holds membership, and shall not make application for transfer to a Class to which he is eligible, the Board of Directors, with the approval of the Membership Committee, may, of its own motion, cause same to be made after having first given such member thirty (30) days' notice in writing of its intention so to do.

Section VI.

Transfer of Certificates of Membership Certificates of Membership in Classes A, B and C only, shall be transferable on approval of the Membership Committee and the payment of a Registration fee of Twenty-five dollars for a Class A Membership and Five dollars for Classes B and C, which fee shall be paid

to the Secretary of the Board ; provided, that the Board of Directors shall first have the right to purchase any certificate at the price at which a sale and transfer is proposed. Tenders of certificates to the Board of Directors shall be in writing and shall give the name of the prospective purchaser and the price offered, a record of which shall be kept by the Board of Directors, but no Certificate of Membership shall be transferred until the dues and any other indebtedness to the Board charged against such membership shall first have been paid.

Section VII.

Suspension of Members for default in Dues Any member in arrears for dues or any other indebtedness to the Board for a period of Ninety (90) days after demand has been made for payment thereof by the Board of Directors, shall be suspended by said

Directors from the privileges of this Board, and due notice of such suspension shall be posted in the Board rooms and printed in The Chicago Real Estate Board Bulletin, which is hereby declared to be the official publication of this Board. If said indebtedness be not paid within ten (10) days after such notice is posted and printed as above provided, such member shall be expelled by said Directors.

Section VIII.

Sale of Membership Certificates for default When dues or other indebtedness payable to this Board from any Class A, B or C Member shall not be paid for one year from the time when the same becomes due, then the Membership certificate of such defaulting member shall be offered for sale to the highest bidder for cash, by the Secretary of the Board, after giving ten (10) days' notice of the time and place of such intended sale by posting in the Board rooms and publishing in the Bulletin. Should no bid be made high enough to cover all indebtedness of the member whose certificate of membership is so offered, then such certificate shall be bid in by the Treasurer and cancelled and shall be accepted in full payment of all indebtedness to the Board under such membership.

Default in dues of Class D Members When the dues of any Class D Member shall be unpaid for one year from the time same becomes due, the Board of Directors may drop such member from the Roll and cause the Secretary to give him or it notice of such action.

Section IX.

Reinstatement to Membership Upon written application for reinstatement to membership of any Class A, B or C Member whose certificate of membership has been bought in by the Treasurer, or of any Class D Member who has been dropped from the Roll as hereinbefore provided, such application shall be referred to the Membership Committee and shall be treated by such Committee in the same manner as original applications. (See Section 4, Article I.)

If said Committee shall report in favor of reinstatement, then such Member shall, upon approval of the Board of Directors, be reinstated upon payment of all dues and other indebtedness for which such membership was sold or dropped and all dues since accrued.

Section X.

Expulsion from Membership Members of this Board may be expelled for unprofessional conduct, unscrupulous dealings or for any other cause. Complaint against a member shall be in writing addressed to the President, which shall by him be referred to the Reference and Arbitration Committee for immediate investigation, the result of which shall be submitted by said Committee to the Board, with its recommendation, at the next monthly meeting or at any special meeting called for that purpose, whereupon the member may be expelled by a two-thirds ($\frac{2}{3}$) vote of the members present and entitled to vote, one week's previous notice that the complaint is to be heard having first been given by the Secretary to the members of the Board, and upon being so expelled the membership certificate of such member shall be forfeited to the Board.

ARTICLE II.

Section I.

Officers The Officers of this Board shall be a President, Vice-President, Treasurer and Secretary, and they shall be elected annually to serve one year, or until their respective successors are duly elected and qualified in accordance with Article IV hereof.

Term of Office No member shall be elected to the same office for two consecutive terms except the Secretary, who may be elected for two or more consecutive terms.

Section II.

Duties of President

The President shall preside at all meetings of the Board; perform all duties commonly pertaining to his office, and shall be Ex-Officio member of the Board of Directors and all Committees, with power to vote on all questions coming before said Directors and Committees.

Duties of Vice-President

In the absence of the President, the Vice-President shall act in the place of the President. In the absence of both, a presiding officer shall be chosen by ballot or otherwise at the discretion of the Board.

Duties of Secretary

The Secretary shall keep a record of the proceedings of the Board and of the Board of Directors, which record shall at all reasonable times be open for inspection to the members of the Board. He shall notify applicants for membership of their election; keep the Roll of Members; notify members when their dues are payable; issue notices of all meetings of the Board with a brief mention of the business to be transacted, if known; notify the members by mail of all candidates for office whose names shall have been posted in accordance with Article IV hereof, immediately after such posting; conduct the correspondence and be keeper of the seal of the Board.

He shall also keep a record of all bad and undesirable tenants and all straw bailers, together with all the information that can be obtained as to the same and of other subjects which may be of interest to the members of the Board, and furnish such information on request to the members of the Board only, and shall perform such other duties as may be prescribed by the Board or by the Directors from time to time.

He shall also be Ex-Officio Member of the Board of Directors, with power to vote on all questions coming before said Directors.

Duties of Treasurer

The Treasurer shall collect all money due the Board and shall disburse the same upon receipt of vouchers signed by at least two (2) members of the Board of Directors and not otherwise. He shall keep the accounts of all receipts and disbursements in books belonging to the Board, which shall at all times be open to the inspection of the Directors, to whom he shall make quarterly reports, in writing, of the moneys received and paid out by him during the preceding

quarter and show the amount of money on hand, and at the annual meeting of the Board he shall make a full report of all receipts and disbursements during his term of office.

The Treasurer shall also upon assuming his office give a bond of not less than Ten Thousand (\$10,000) Dollars for the faithful discharge of his duties, which bond shall be furnished by a Surety Company approved by the Board of Directors; the cost of said bond shall be paid by the Board upon proper voucher of the Directors as hereinbefore provided.

The Treasurer shall be *ex-officio* the Escrow Agent for the Board and as such agent shall receive the escrow money paid on auction sale contracts and shall pay out such money on such account, and his bond to the Board as such Escrow Agent shall be not less than Five Thousand (\$5,000.00) Dollars, which shall be in addition to the \$1,000 bond hereinbefore provided to be furnished by said Treasurer, and which shall be approved by the Board of Directors and be paid for by the Board.

***Duties of
Directors***

The Board of Directors shall consist of five (5) members, including the President and Secretary as Ex-Officio members thereof, two members of which Board shall be elected at the next annual election held after the passage hereof, one to hold office for three (3) years and one to hold office for one (1) year; and thereafter one Director shall be elected each year to serve three years, and the member having served longest shall be the Chairman. They shall conduct the administrative business of the Board and have the care and maintenance of the Board rooms and have such other duties as may be delegated to them by the By-Laws or by order of the Board from time to time. The action of said Directors shall be final and shall not require the approval of the members of the Board in order to be valid, except, however, as hereinafter provided in Article V hereof.

ARTICLE III.

Monthly Meetings Meetings shall be held on the first Wednesday of each month except during the months of July and August, when there shall be no regular monthly meetings and during the month of September, when the monthly meeting shall be held on the third Wednesday instead of the first Wednesday. The hour of meeting shall be 2 o'clock P. M.

Special Meetings Special meetings to consider special questions may be called at any time by the President or by any five (5) members of Class A or B, or of both, by giving three (3) days' notice in writing to each member, but at such meeting no subject shall be considered other than the subject for which the meeting is called except as otherwise provided in these By-Laws.

Annual Meetings The annual meeting of this Board shall be held on the third (3d) Wednesday of December of each year at 2 o'clock P. M., on which day, between the hours of ten (10) A. M. and two (2) P. M., the election of Officers, Directors and Standing Committees shall occur.

Quorum A quorum for the transaction of business shall consist of fifteen members.

Proxies At any annual or special meeting members entitled to vote may vote in person or by proxy. In case any vote is cast by proxy all such votes must be cast in person by the individual holding the same, and the following form shall be recognized as sufficient for such purposes and held valid by the tellers:

I hereby delegate
to vote as my proxy at the
meeting of The Chicago Real Estate Board to be held at its
Board Rooms in Chicago, Illinois, on the day
of, A. D. 19..., granting him full
power and authority to act for me and cast my vote at any elec-
tion or on any question which may come up to be voted upon at
such meeting. And I further authorize the holder hereof to vote
at any adjourned session of such meeting, or at any other meet-
ing held subsequent thereto at which questions involving the
action of such original meeting shall be voted upon.

Given this day of, 19...

(Signature)

Witness:

ARTICLE IV.

Section I.

NOMINATIONS, ELECTIONS, AND VACANCIES.

Nominating Committee At the regular monthly meeting of the Board in November of each year, there shall be appointed, by the President of the Board, a Nominating Committee composed of five (5) members selected from Classes A or B, or from both, three (3) of whom shall be Ex-Presidents of the Board (if three (3) Ex-Presidents be living and willing to serve, and if not then composed of all the Ex-Presidents willing to serve), and a sufficient number of other members of Class A or B, or of both, to complete said Committee of five (5), who shall name a ticket of Officers, Directors and Standing Committees to be voted for at the next succeeding annual election, which shall be known as the Regular Ticket.

The said Ticket shall be reported by the said Committee at the monthly meeting in December next following and be posted by the Secretary on the Bulletin in the Board rooms at least ten (10) days before the election. The Secretary shall notify the members of their nominations immediately after the Ticket has been reported to the Board.

Other Tickets may be Nominated Opposition candidates may be nominated for any or all of the offices or positions mentioned on the Regular Ticket, but the names of the members so nominated shall be endorsed in writing by at least five (5) members of Class A or B, or of both, and be delivered to the Secretary, who shall immediately post such names on the Bulletin in the Board rooms prior to two (2) o'clock P. M. on Wednesday next preceding the election and promptly notify the members of their nominations. Only such members whose names are so posted shall be voted for and such names shall be printed on the same ballot sheet as the Regular Ticket, but under a separate heading, showing for which office or position such members are candidates.

Section II.

Printing of Ballots When the time has expired for posting the names of candidates, the Directors shall cause the names of all candidates for the respective offices and positions to be printed on one ballot sheet, indicating thereon the Office or position for which the various members have been nominated;

the ticket endorsed by the Regular Nominating Committee to be first in order, then the ticket or tickets endorsed by five (5) or more members as hereinbefore provided, in the order of posting. And the ballot so made up shall be mailed to each Class A and B member of the Board at least two (2) full days before the hour of election, and only such ballot shall be used at such election.

Members Nominated for more than one Office Any candidate who has been nominated for more than one office or position shall notify the Directors, prior to the mailing of said ballot, which office he is willing to accept, and his name shall appear on the ballot for such office only, and failure to so notify said Directors shall give them the right to determine for which office or position such member shall be a candidate.

Elections by Ballot All elections shall be by ballot and shall be under the charge of three (3) tellers who shall be appointed by the President at the regular monthly meeting in December, and only members in Classes A and B, in good standing, and not in arrears for any dues or charges, shall be entitled to vote.

To Fill Vacancies on Tickets If the surrendering of an office by a nominee shall cause a vacancy on a ticket or tickets, such vacancy shall, upon notice from the Board of Directors, be immediately filled by the members of the regular Nominating Committee if the vacancy occurs on the Regular ticket, or if the vacancy occurs on another ticket then by the endorsers thereof, and failure so to do before the mailing of said ballot to the members shall leave such office or position without a candidate, and such vacancy shall then be filled by appointment of the President at the next monthly meeting after such election, but failure to so appoint shall not invalidate the power of the President to make such appointment at a subsequent meeting.

How to Vote Each member voting, in so far as he desires to exercise the privilege, shall place a check mark in the square to the left of the name of the candidate of his choice for each of the various offices and positions to be filled, and only names so checked shall be counted by the tellers. The candidate who shall receive the highest number of votes cast for any one office or position shall be declared duly elected to that office or position. In the case of a tie vote for any office or position the successful candidate shall be determined by drawing lots.

***Vacancy in
Office of
President***

In case of a vacancy occurring in the office of President, through death or otherwise, the Vice-President shall immediately become the President, and so serve for the remainder of the President's term.

***Vacancy in
Board of
Directors or
Committees***

If any vacancy shall occur in any office or in the Board of Directors or in any Standing or Special Committee through death, resignation or otherwise, such vacancy shall be filled by appointment by the President of the Board; such appointee shall serve until the next annual election and until his successor is elected and qualified.

ARTICLE V.

APPROPRIATIONS.

No appropriation of money exceeding Two Hundred (\$200) Dollars for any purpose other than defraying the authorized current expenses of the Board shall be made unless passed by a two-thirds vote at any regular monthly meeting of the Board.

***Investment
of Surplus
Funds***

Surplus funds of the Board shall be invested from time to time by the Directors, in First Mortgages upon improved real estate in Cook County, Illinois, but no loan shall exceed fifty (50%) per cent. of the valuation of the property as determined by the Valuation Committee before such loan is made or purchased.

When the Directors shall decide to make an investment of surplus funds, notice shall be sent by the Secretary to all Class A, B and C Members, stating the amount of money to be invested and requesting the submission of loans to the Board of Directors.

ARTICLE VI.

Section I.

The Standing Committees of the Board shall be ten in number. Of these Committees one member of each shall be elected for two years and the others for one year, excepting the Valuation Committee and the Committee on Legislation, which shall be elected as hereinafter provided in this Section. On these two Committees a Chairman shall be chosen by the members thereof and on all other Committees the hold-over member shall act as Chairman.

(1) Membership Committee, consisting of nine (9) members.

(2) Valuation Committee, consisting of five (5) members.

At the first annual election after the adoption of these By-Laws two members of this Committee shall be elected to serve two years, and thereafter three members shall be elected every even year and two every odd year. No member of this Committee shall serve two consecutive terms and in no event shall the President of the Board serve on this Committee during the year next succeeding his term of office.

(3) Public Service Committee, consisting of seven (7) members, two (2) to be selected from the North Side, two (2) from the South Side and three (3) from the West Side.

(4) Auction Committee, consisting of five (5) members.

(5) Reference and Arbitration Committee, consisting of five (5) members.

(6) Industrial Location Committee, consisting of five (5) members.

(7) Mortgage Loan Committee, consisting of five (5) members.

(8) Renting Business Committee, consisting of seven (7) members.

(9) Library Committee, consisting of three (3) members.

(10) Committee on Legislation, consisting of nine (9) members. At the first annual election after the adoption of these By-Laws, a full Committee shall be elected. Three to serve for one year; three for two years, and three for three years, and thereafter three members shall be elected each year to serve for three years.

A majority of each Committee shall constitute a quorum.

Appointment of Special Committees The President shall at the commencement of his term, and from time to time thereafter, appoint such Special Committees as he may deem necessary or as may be ordered by a majority of the members entitled to vote on the question for which a Committee is requested.

Duties of Membership Committee All proceedings of the Membership Committee shall be confidential. It shall investigate the references of applicants and pass on each application separately in the manner prescribed in Section 4 of Article I hereof and not otherwise.

**Duties of
Valuation
Committee**

The Valuation Committee shall make valuations on property (but may decline to value such as in their judgment has largely speculative value) on application in writing from any member of the Board, and not otherwise; such application having first been made to the Secretary on blanks provided by the Board.

Within one week after receipt of any application that may be referred to it by the Secretary, the Committee shall meet to consider same on the call of its Chairman, or in case of his absence from the city, then of any two (2) members thereof.

No certificate of valuation shall be issued except it be signed by at least three (3) members of the Committee.

The form of this certificate shall be substantially as follows:

OFFICE OF THE CHICAGO REAL ESTATE BOARD.

CHICAGO,

We, the undersigned, members of the Valuation Committee of The Chicago Real Estate Board, have carefully considered the application of (here insert name of applicant) for a valuation on the following described property (here give legal description, lot, block, street, frontage, between what streets and street number and location, if any, size of lot and character of improvements).

We hereby certify that we have personally examined said premises, and that we have no personal interest in the property valued herein, and in our opinion said

Land is worth, exclusive of improvements.....\$.....

Value of improvements.....\$.....

Total valuation.....\$.....

(Signed) VALUATION COMMITTEE OF THE CHICAGO REAL
ESTATE BOARD,

By

Show
Plat of Property
Here

.....

Members.

The fee for such valuations shall not be less than the following:

On amounts not exceeding \$10,000, charge \$25.

On amounts over \$10,000 and not exceeding \$30,000, charge \$25 on the first \$10,000 and \$2 per thousand on excess up to and including \$30,000.

On all amounts over \$30,000 and not exceeding \$200,000, \$1 per thousand on excess over \$30,000, with a further charge of 75 cents per thousand on amounts over \$200,000.

**Collection of
Fees for
Valuation
Committee
Services**

When any valuation has been made, the Chairman of the Committee shall deliver the certificate to the Secretary, sealed, together with a bill for the services, who shall thereupon deliver same to the Member requesting the valuation, and at the same time collect the required fees.

**Disposition
of the Fees**

After the Secretary shall have collected any fees for the services of the Valuation Committee, he shall immediately turn the same over to the Treasurer of the Board for the credit of the Valuation Fund, and upon the receipt of such money the Treasurer shall report the same to the Directors who shall thereupon issue a voucher for the payment of one-sixth ($1/6$) of such sums to each of the five members of the Valuation Committee; the remaining one-sixth ($1/6$) to be retained by the Board.

Provided, however, that before such division of fees is made, any special cost or charges incurred by said Committee in making such valuation or valuations shall first be deducted from the total fee or fees received.

**Duplicate
Valuation
Certificates**

All valuation certificates shall be issued in duplicate, the original to be delivered by the Secretary to the applicant and the other placed on file with the records of this Board.

**Duties of
Public
Service
Committee**

The Public Service Committee shall have charge of all matters pertaining to the commonwealth which may be referred to it by the Board or which it may choose to take up of its own motion.

**Duties of
Auction
Committee**

The Auction Committee shall have charge of all matters pertaining to the Auction of Real Estate under the auspices of the Board and all judicial sales which may be held in the Board rooms; provided, however,

that all receipts and expenditures in connection with auctions shall be under the direction of the Board of Directors.

***Duties of
Reference
and
Arbitration
Committee***

The Reference and Arbitration Committee shall receive and consider all matters which the Board, the Directors or the Secretary may refer to it for investigation and arbitration, wherein the matter concerns the business relations of members with each other, or with their clients, or which relates in any way to their conduct as brokers or agents with special reference to its duties as outlined in Rules 1-2-3-4 and 5 of Article XI hereof.

***Duties of
Industrial
Location
Committee***

The Industrial Location Committee shall have charge of all matters specially relating to manufacturing interests and the advancement of Chicago as an industrial center.

***Duties of
Mortgage
Loan
Committee***

The Mortgage Loan Committee shall consider all matters that may come before it relating to the business of loaning money on real estate and all practices which concern said business.

***Duties of
Library
Committee***

The Library Committee shall have charge of all documents and reports which may come into the hands of the Board from time to time and shall see that they are properly filed in the Board rooms for reference purposes.

***Duties of
Renting
Business
Committee***

The Renting Business Committee shall consider all matters that may come before it relating to the renting business and all practices which concern said business.

***Duties of
Committee
on
Legislation***

The Committee on Legislation shall consider and have the direction of all legislation affecting real estate, which may be referred to it by the Board, the President, the Board of Directors, or other committees, and shall keep the members advised of the progress of such legislation, making such recommendations as it may deem expedient. The Committee may also of its own motion promote such legislation as in its judgment would be beneficial to the realty interests.

Section II.

The order of business shall be as follows :

**Order of
Business** Reading of Minutes.
 Reports of Officers.
 Report of Board of Directors.

Reports of Standing Committees :
 Membership Committee.
 Valuation Committee (shall report annually only).
 Public Service Committee.
 Auction Committee.
 Reference and Arbitration Committee.
 Industrial Location Committee.
 Mortgage Loan Committee.
 Renting Business Committee.
 Library Committee.
 Committee on Legislation.
 Reports of Special Committees.
 Special Order.
 Unfinished business.
 New business.
 Adjournment.

Roll Call A roll call shall be allowed by the President, or any
 presiding officer, on any question coming before the
Board, upon the request of five (5) members present who are
entitled to vote on the question.

**Rules of
Order** The proceedings of the Board shall be conducted in
 accordance with Roberts' Rules of Order, excepting
 in so far as they may conflict with these By-Laws.

ARTICLE VII.

Holidays The Board recommends that the following Holidays
 be observed as such by its members, to wit:

New Year's Day, January 1st.
Lincoln's Birthday, February 12th.
Washington's Birthday, February 22d.
Decoration Day, May 30th.
Independence Day, July 4th.
Labor Day, first Monday in September.
Thanksgiving Day, last Thursday in November.
Christmas Day, December 25th.

Also that the offices of the members of this Board be closed at twelve o'clock each Saturday, except during March, April and May.

The Secretary shall cause suitable cards to be printed announcing the various Holidays (excepting New Year's Day, Independence Day and Christmas Day), and deliver same to each member of the Board at least five (5) days prior to the Holidays above mentioned.

ARTICLE VIII.

Resolutions All resolutions shall be referred to an appropriate committee unless this rule be suspended by a vote of two-thirds ($2/3$) of the members present and entitled to vote on the resolution at the time the same is offered.

ARTICLE IX.

Amendments These By-Laws may be modified, altered or amended at any annual, special or regular monthly meeting by a two-thirds vote of Class A and B members present and voting, one week's previous notice of the proposed amendment or amendments or alterations having been given by the Secretary to all Class A and B members by mailing such notice to their last known address.

ARTICLE X.

Change of Articles of Association The Articles of Association may be changed by a two-thirds ($2/3$) vote of the Class A and B members voting at any regular monthly, special or annual meeting of the Board, provided one week's notice of the proposed change shall have been given by the Secretary by mailing such notice to the last known addresses of all Class A and B members.

ARTICLE XI.

RULES AND REGULATIONS.

I. No member shall solicit business from owners represented by other members of this Board, by offering less than the rates of commission prescribed in these By-Laws or in any amendments which may be made from time to time thereto, or by offering rebates or other money inducements.

2. It shall be the duty of a Class A, B or C member having a purchaser, or applicant for a lease of property, of which another Class A, B or C member has the exclusive sale, renting or management, under authorization of the owner, to communicate with such member whose agency is known or ascertained while negotiations are in progress (unless such owner shall have solicited the services of the member having the prospective purchaser or lessee), and negotiate the sale or lease through him; and in such case it shall be the duty of the member having the agency of the property to negotiate with the member bringing the purchaser or applicant for a lease, and in either case, such member shall make satisfactory arrangements for a division of the commissions.

3. Whenever Class A, B or C members are unable to agree between themselves as to a satisfactory division of commissions resulting from any sale or lease, which they may have jointly negotiated, either member interested in such transaction may submit the matter in writing to the Reference and Arbitration Committee, which shall thereupon notify the other member or members interested in such transaction, who shall then within ten (10) days after receiving such notification, submit a statement of his case in writing to such Committee, which Committee shall upon receipt thereof, or upon failure to receive such statement or statements within ten (10) days after such member or members have been notified, determine the rights of the parties to such controversy, and it shall be the policy of such Committee to consider the declination or failure of any member to submit a statement of his case to such Committee, as an admission of the justice of such complaint against him, and any decision rendered by a majority of said Committee shall be absolutely and finally binding on the members to the controversy.

4. It shall be the privilege of any Class D member to submit to the Reference and Arbitration Committee for arbitration any claim made on him for commissions by a Class A, B or C member, which he may deem unjust, either with the consent of such member or not, and said Committee shall in such case proceed in the same manner and with the same authority as outlined in the foregoing Rule 3. It shall be the privilege of any member submitting a case to the Reference and Arbitration Committee to require that the names of the members interested in any such case be withheld from said Committee by the Secretary.

5. Whenever the Reference and Arbitration Committee shall have rendered its decision in accordance with the authority given in the preceding paragraphs of this Article, the failure of any member of the Board, who may be concerned in the case decided, to promptly abide by such decision, shall subject such member or members to suspension or expulsion from this Board; provided, however, that ten (10) days' notice in writing shall first have been given to the offending member or members by the Board of Directors of the intention to suspend or expel.

6. In the event of a member of the Reference and Arbitration Committee being personally interested in any case coming before said Committee, the President shall appoint a disinterested member of the Board to act in the place of the Committee member in considering such case.

ARTICLE XII. COMMISSIONS AND CHARGES.

Section 1.

For negotiating leases for business and residence property where rents are not collected by the agent, and where buildings are already erected, but not including ground leases.

Where term is six months or less RULE 1. Where the term of lease is six (6) months or less, charge seven per cent. (7%) on an amount equal to six (6) months rental. (See Rule 3 of Article XII.)

Where term is more than six months and does not exceed two years RULE 2. Where the term is more than six (6) months and does not exceed two (2) years, charge five per cent. (5%) on an amount equal to one year's rental. (See Rule 3 of Article XII.)

If monthly rentals are not uniform RULE 3. If the monthly rentals are not uniform throughout the entire term of any lease coming under the provisions of Rules 1 and 2, the average monthly rental for the actual period of the lease shall be used as the basis for computation.

Where term exceeds two years RULE 4. Where a term exceeds two (2) years, use as a basis charge, five per cent. (5%), and add for each six (6) months or fraction thereof over two (2) years, one-half ($\frac{1}{2}$) of one per cent. (1%), which rate shall be figured on one (1) average year's rental of the entire term.

What to charge if lease calls for a net rental

RULE 5. In figuring commissions to be charged on leases where the rental to be received by the Lessor is net, that is to say, where the Lessee agrees to pay taxes and fire insurance premiums, in addition to the rental named in the lease, the annual rental upon which to compute commissions shall be the net rental plus the amount of the annual taxes and estimated fire insurance premiums; the intention being to make the charge on the same basis as if the Lessor paid same and made the lease on the usual gross basis.

How to estimate taxes and insurance premiums where lease calls for net rental

As it will be impossible to correctly judge what the future taxes and insurance premiums will be during the term of a lease, the amount of the taxes last paid, or to be paid (if possible of being ascertained) on the property, shall be used as a basis for computation. As such leases obviously state the amount of fire insurance to be carried on the property at the expense of the Lessee, and an approximate insurance rate contemplating the tenant in possession, can easily be obtained from the Underwriters as to the insurance rate at the time the lease is made, the same shall be used as a basis for computation.

When lease contains privilege of renewal

RULE 6. When the lease gives the Lessee a privilege of renewal, the charge shall be made for the actual term of the lease. If the Lessee later avails himself of the privilege of renewal, whether strictly according to the terms expressed in the lease or not, the agent shall also be entitled to a commission on the extended period. This additional commission shall be the difference between the amount of commission due for the entire term including the extended period, and the amount of commission previously paid. The additional commission shall be paid the agent at the time of renewal.

Where renewal of lease is negotiated by agent

Minimum charge for leasing residence property

RULE 7. Where renewals of leases are negotiated and the agent does not collect the rent, he shall charge the regular rates prescribed in this Section, the same as if the leases were negotiated with new tenants.

RULE 8. The minimum charge to be made in any case for leasing residence property shall be Ten Dollars (\$10).

Where lease contains option to purchase RULE 9. Should there be a clause in the lease giving the Lessee an option to purchase the property demised, whether or not the purchase is made exactly on the terms stipulated in the lease, the owner shall pay the agent who negotiated the lease, two and one-half per cent. ($2\frac{1}{2}\%$) on the purchase price, to be paid when the sale is closed. (See Rule 35, Section 5.)

Section II.

Charges for negotiating leases which contemplate the erection of new buildings.

Where lease contemplates erection of new building RULE 10. The charge for negotiating leases which contemplate the erection of a building for a tenant, shall be two and one-half per cent. ($2\frac{1}{2}\%$) on the value of the land as calculated in the making of the lease, and two and one-half per cent. ($2\frac{1}{2}\%$) on the cost of the proposed building and appurtenances.

Charges for procuring tenants under the conditions mentioned in the foregoing Sections 1 and 2 are to be made at the rates stipulated, unless there shall have been a previous agreement between the owner and the agent for the collection of rent.

Section III.

Charges for management of property where agent collects the rent, makes leases, repairs, etc.

Charges for store, loft, office, residence or other property RULE 11. For renting and collecting rents regardless of the character, use or location of the property, charge five per cent. (5%) on collections, unless special or extraordinary services are required, when an additional charge may be made which will be commensurate with the service rendered.

RULE 12. For office and residence property, wherever located, charge five per cent. (5%) on collections.

Charge on disbursements RULE 13. In the management of property under this Section the agent shall be entitled to charge on disbursements as follows, to wit: On amounts paid out for taxes on improved property, one per cent. (1%), and on unimproved property two and one-half per cent. ($2\frac{1}{2}\%$), no charge to be less than One Dollar (\$1). Members shall have the right to charge for special services not contemplated under ordinary agency.

RULE 14. For negotiating new leases and for the renewals of old leases the charge shall be in accordance with the circumstances and services performed, and shall be in addition to the amount expended for advertising.

When collection of rents is withdrawn

RULE 15. Where the collection of rents on property is withdrawn from an agent such agent shall be entitled to charge for the unexpired term of any leases he may have made or renewed during his agency, at the rates specified in Section 1 of Article XII hereof.

Agents may take management on other basis

RULE 16. Agents may take the management of buildings and charge the regular Board rates for making new leases as prescribed in Sections 1 and 2 hereof, and in their discretion reduce the charge hereinbefore provided in this Section for renting and collecting. This policy is recommended to members for the reason that it places them in position to pay commissions to other brokers who may assist them in making leases.

For the transfer or assignment of leases

RULE 17. For transferring or assigning leases the charge shall be in proportion to the service rendered, but in no event shall same be less than Five Dollars (\$5) for leases on residence property and Fifteen Dollars (\$15) for leases on business property.

Section IV.

GROUND LEASES.

The following charges shall be made for ground leases whether the agent is managing and collecting rents on the property at the time of making lease or not.

Where the term is 7 years or less

RULE 18. For making an original lease, or a sub-lease thereof, where the term of lease is seven (7) years or less, charge in accordance with Section 1 of this Article.

Where the term is over 7 and does not exceed 15 years.

RULE 19. For making an original lease, or a sub-lease thereof, where the term of lease is over seven (7) and does not exceed fifteen (15) years, charge on the total rent for the term, 2 per cent.

Where term exceeds 15 years

RULE 20. For making an original lease, or a sub-lease thereof, where the term of lease exceeds fifteen (15) years, charge on the value of the ground as determined by capitalizing the annual ground rental on a four per cent. (4%) basis, two and one-half per cent. ($2\frac{1}{2}\%$).

If annual ground rent is not uniform

PROVISION (A) OF RULE 20. If the annual ground rental during the entire term of the lease is not uniform, the charge shall be made on the value of the land as determined by the average annual ground rental capitalized as aforesaid.

If lease contains provision for re-appraisal

PROVISION (B) OF RULE 20. If the lease contains a clause providing for re-appraisalment of the ground by appraisers during the term of the lease, the average annual rental between the date of lease and the date set for the first appraisalment shall be taken as the basis on which to compute the total rental for the entire term.

If other consideration is paid by lessee in addition to rent

RULE 21. In any case if cash or other consideration is paid in addition to the ground rent, the amount of such cash, or value of such consideration, shall be added to and become a part of the capitalized value on which the charge shall be figured.

Section V.

Charges for making sales of Real Estate.

- Rule 22. On a sale of \$2,000 or less.....5 per cent.,
but no charge shall be less than \$25.
- Rule 23. On a sale over \$2,000 up to and including \$3,000..\$120
- Rule 24. On a sale over \$3,000 up to and including \$4,000.. 140
- Rule 25. On a sale over \$4,000 up to and including \$5,000.. 160
- Rule 26. On a sale over \$5,000 up to and including \$6,000.. 180
- Rule 27. On a sale over \$6,000 up to and including \$7,000.. 200
- Rule 28. On a sale over \$7,000 up to and including \$8,000.. 220
- Rule 29. On a sale over \$8,000 up to and including \$9,000.. 240
- Rule 30. On a sale over \$9,000 up to and including \$10,000. 250
- Rule 31. On a sale exceeding \$10,000..... $2\frac{1}{2}$ per cent.

The above schedule does not apply to the handling of subdivisions where the charge shall be a matter of contract.

Selling acre and farm property

RULE 32. In selling or exchanging acre property outside of Cook County, or farm lands located in said County, the charge shall be five per cent. (5%).

***Selling
leaseholds***

RULE 33. For selling Leaseholds of buildings, or parts thereof, charge for the unexpired term of the lease the same rates as are provided in Section I of Article XII, as if a new lease were made, plus 20 per cent. of the bonus.

For selling Ground Leases and Improvements, charge 4 per cent. on the amount of the sale price of the leasehold interest and improvements, plus $1\frac{1}{2}$ per cent. on the value of the ground as determined by capitalizing on a 4 per cent. basis the annual ground rental being paid at the time of sale.

Exchanges

RULE 34. In case of exchanges of property, a full commission, based upon the sale price, shall be paid by each party, the same as if a sale of each property had been made.

***What shall
constitute
sale price***

RULE 35. All charges herein provided for the sale or exchange of real estate and the sale of leaseholds and buildings, shall be based upon the sale price, meaning thereby that if the sale is made subject to a mortgage or mortgages, the sale price shall be construed to mean the price of the equity plus the encumbrances.

Section VI.

CHARGES FOR MAKING LOANS.

***Real Estate
loans***

RULE 36. On Real Estate Loans the mortgagor shall pay two and one-half per cent. ($2\frac{1}{2}\%$) on the amount of the loan, and in addition thereto, the attorney's fees for the examination of title, Recorder's fees for recording the necessary loan papers, and the cost of Guaranty Policy, and of continuation of the Abstract of Title brought down to include the record of the deed securing the loan.

***Renewal
of loans***

RULE 37. For renewal of loans the mortgagor shall pay at the same rate as provided in the preceding paragraph of this Section.

Section VII.

FEEES FOR VALUATIONS.

For making valuations on real estate, members shall not charge less than the following amounts:

On amounts not exceeding \$10,000, charge \$25.

On amounts over \$10,000 and not exceeding \$30,000, charge \$25 on the first \$10,000 and \$2 per thousand on excess up to and including \$30,000.

On all amounts over \$30,000 and not exceeding \$200,000, \$1 per thousand on excess over \$30,000, with a further charge of 75 cents per thousand on amounts over \$200,000.

The above are the minimum fees to be charged for ordinary valuation services, but where a member is called upon to make a special valuation, he shall charge according to the service rendered.

CLASS "A" MEMBERS

	NAME.	ADDRESS.	TELEPHONE.
1908	ACKLEY, IVAN O..... Of Ackley Bros.	61st and Prairie Ave.	Wentworth 663
1901	ALDIS, ARTHUR T..... Of Aldis & Company.	Monadnock Bldg.	Harrison 263
1909	BABCOCK, WILLIAM H. Of Walter H. Wilson & Co.	The Rookery.	Harrison 3841
*1883	BAIRD, WYLLYS W. Of Baird & Warner	90 La Salle St.	Main 4470
1901	BANFORD, HENRY H. Of H. H. Banford & Co.	110 Dearborn St.	Central 2346
1909	BARTLETT, FREDERICK H. Of Frederick H. Bartlett & Co.	100 Washington St.	Randolph 3751
1909	BASS, PERKINS B. Of Perkins B. Bass & Company	Marquette Bldg.	Randolph 917
1905	BEIDLER, GEORGE. Of George Beidler & Co.	649 W. Washington St.	Monroe 240
*1883	BIRKHOFF, GEO., JR. Of W. D. Kerfoot & Co.	85 Washington St.	Central 2773
1904	BOAL, AYRES. Of Ayres Boal & Co.	95 Clark St.	Central 3424
1901	BODDIE, JOHN T. Of John T. Boddie & Co.	140 Dearborn St.	Central 3011
*1883	BOND, WILLIAM A. Of William A. Bond & Co.	115 Dearborn St.	Central 4694
1905	BOND, WM. SCOTT. Of William A. Bond & Co.	115 Dearborn St.	Central 4694
1905	BOOTH, WILLIAM G. Of William A. Bond & Co.	115 Dearborn St.	Central 4694
1893	BOURNIQUE, EUGENE A. Of Eugene A. Bournique & Co.	First National Bank.	Randolph 1878
1900	BRITTAIN, JOSEPH K. Of Wm. H. Brown Co. & Brittain	Tacoma Bldg.	Main 2415
1908	BROOMELL, CHESTER C. ... Of Broomell Bros.	99 Washington St.	Central 327
1900	BROOMELL, FRANCIS E. ... Of Broomell Bros.	99 Washington St.	Central 327
1896	BROWN, SAMUEL, JR. Of Sam Brown, Jr. & Son	153 La Salle St.	Central 5932
1904	BROWN, W. GRAY.	2026 W. Madison St.	West 279
1893	BUTZOW, ROBERT. C. Of Edgar M. Snow & Co.	101 Washington St.	Central 509
1903	CARROLL, JOHN A. Of John A. Carroll & Bro.	1502 E. 53rd St.	Hyde Park 440
1902	CHANDLER, BUCKINGHAM. . Of Chandler, Hildreth & Co.	110 Dearborn St.	Central 5151
1902	COBB, GEORGE W. Of George W. Cobb & Co.	107 Dearborn St.	Central 877
1909	COBE, IRA M. Of Cobe & McKinnon	100 Washington St.	Randolph 10
1887	COCHRAN, J. LEWIS. Of Cochran & McCluer	107 Dearborn St.	Central 931

	NAME.	ADDRESS.	TELEPHONE.
1909	COLBERT, DENNIS.....	The Majestic Bldg.....	Randolph 2260
	Of Dennis Colbert & Co.		
1902	COLNON, JOHN E.	99 Washington St.	Central 318
	Of John E. Colnon & Co.		
1904	COUSIN, WILLIAM D.	Marquette Bldg.	Randolph 917
	Of Perkins B. Bass & Company		
1901	CREMIN, JOSEPH W.	97 Clark St.	Randolph 3124
	Of Cremin & O'Connor		
*1883	CUMMINGS, EDMUND A. . .	110 Dearborn St.	Central 24
	Of E. A. Cummings & Co.		
1909	DAVIS, ROBERT L.	First National Bank Bldg.	Central 4966
1898	DEWOLF, WALLACE L.	228 La Salle St.	Harrison 3753
	Of W. L. DeWolf & Co.		
1884	DEYOUNG, BENJ. R.	107 Dearborn St.	Central 2086
	Of B. R. DeYoung & Co.		
1909	DIETRICH, HARRY W.	108 La Salle St.	Main 4417
	Of H. W. Dietrich & Co.		
1886	DONNERSBERGER, JOSEPH. .	172 Washington St.	Main 1096
1903	DRAPER, ARTHUR W.	115 Dearborn St.	Central 1166
	Of Draper & Kramer		
1903	DRIEVER, CHARLES J.	107 Dearborn St.	Central 931
	Cochran & McCluer		
1905	DYNIWICZ, CASIMIR W. . .	1151 Milwaukee Ave.	Monroe 1209
	Of C. W. Dyniewicz & Co.		
1910	EASTLAND, JAMES W.	First National Bank Bldg.	Randolph 976
	Of James W. Eastland & Co.		
1898	EDDY, GEO. S.	110 La Salle St.	Main 4162
1892	ELDRED, FRED E.	4808 Milwaukee Ave.	Jefferson Park 24
	Of Eldred Bros.		
*1883	ELLIOT, FRANK M.	123 La Salle St.	Franklin 108
1897	ENNIS, CALLISTUS S.	122 Monroe St.	Randolph 3384
	Of Callistus S. Ennis & Co.		
1903	ENNIS, ROBERT B.	35 Dearborn St.	Central 4078
1884	ERSKINE, DAVID M.	Chamber of Commerce.	Main 4276
1901	ERSKINE, OSCAR P.	85 Washington St.	Central 2773
	W. D. Kerfoot & Co.		
1904	FARNHAM, HARRY J.	70 Madison St.	Central 418
	Of Farnham, Willoughby & Co.		
1887	FARR, MARVIN A.	Marquette Bldg.	Central 2485
	Of M. A. Farr & Co.		
1891	FESSENDEN, BENJ. A.	100 Washington St.	Central 2610
1899	FETZER, JOHN C.	215 Dearborn St.	Harrison 3233
	Of Fetzer, Peters & Co.		
1890	FISHBURN, EUGENE H.	34 Clark St.	Main 1015
	Of Ogden, Sheldon & Co.		
1886	FOREMAN, HENRY G.	108 Dearborn St.	Central 226
1909	GALLUP, WILLIS J.	135 Adams St.	Central 6474
	Of Gregory, Updike & Gallup		

	NAME.	ADDRESS.	TELEPHONE.
1885	GETCHELL, EDWIN F.	Marquette Bldg.	Randolph 430
*1883	GIVINS, ROBERT C.	110 Dearborn St.	Central 24
	Of E. A. Cummings & Co.		
1909	GOLDSTINE, HARRY.	84 La Salle St.	Main 61
	Of Goldstine & Co.		
*1883	GOODRICH, HORACE A.	115 Dearborn St.	Central 2920
1892	GOODRIDGE, ALBERT E. G.	84 Washington St.	Central 1790
	Of Goodridge, French & Co.		
1898	GOSS, CHARLES O.	108 Dearborn St.	Central 24
	Of E. A. Cummings & Co.		
1908	GRAPPERHAUS, F. W.	1346 E. 63rd St.	Hyde Park 627
	Of Grapperhaus, Russell & Co.		
1893	GREEN, WILLIAM OGDEN	34 Clark St.	Main 1015
	Of Ogden, Sheldon & Co.		
1886	GREENEBAUM, MOSES E.	Ashland Block.	Randolph 560
	Of Greenebaum Sons		
1892	GREVE, CHARLES.	The Majestic Bldg.	Randolph 2260
1910	GRIFFITH, JOHN	Lake Forest, Ill.	Lake Forest 160
1892	GUNN, WALTER C.	100 Washington St.	Central 5067
	Of Walter C. Gunn & Co.		
1908	HAJICEK, FRANK G.	3341 W. 26th St.	Canal 879
1899	HALSEY, EDWARD A.	118 Dearborn St.	Central 2904
1907	HARRINGTON, JAMES J., JR.	First National Bank Bldg.	Central 2874
	Of J. J. Harrington & Co.		
1900	HART, E. ORRIS.	112 Dearborn St.	Central 1486
	Of E. Orris Hart & Co.		
1903	HAUGAN, OSCAR H.	142 Washington St.	Franklin 684
1907	HEDENBERG, JAS. W.	110 Dearborn St.	Central 1121
1906	HEINEMANN, WILLIAM C.	92 La Salle St.	Main 3377
	Of Wm. C. Heinemann & Co.		
*1883	HENSHAW, FRANK A.	115 Dearborn St.	Central 5012
1894	HEURTLEY, ARTHUR.	Northern Trust Co.	Main 3322
1889	HILL, RUSSELL D.	135 Adams St.	Randolph 2321
	Of R. D. Hill & Co.		
1892	HIGH, GEORGE H.	83 Washington St.	Central 4496
	Of George High & Co.		
1904	HOLINGER, ARNOLD.	172 Washington St.	Main 1191
	Of A. Holinger & Co.		
1889	HOUGHTLING, JAMES L.	181 La Salle St.	Randolph 1991
	Of Peabody, Houghteling & Co.		
1909	HOWE, THAD H.	42 Madison St.	Central 7040
	Of Thad H. Howe & Co.		
1898	HOYNE, FRANK G.	88 La Salle St.	Main 4109
	Of Frank G. Hoyne & Co.		
1905	HUSTON, WARD T.	189 La Salle St.	Central 2194
1888	INGALLS, LEWIS E.	184 La Salle St.	Main 411

	NAME.	ADDRESS.	TELEPHONE.
1895	ISMOND, ROBERT E. Of R. E. Ismond & Co.	Marquette Bldg.	Central 3999
1898	JUDD, EDWARD S. Of E. A. Cummings & Co.	108 Dearborn St.	Central 24
*1883	KERFOOT, WILLIAM D. Of Wm. D. Kerfoot & Co.	85 Washington St.	Central 2773
1885	KNIGHT, JOHN B. Of John B. Knight & Co.	97 Clark St.	Main 2452
1888	KNOTT, HENRY A.	1402 Ashland Block.	Central 4491
1903	KRAMER, ADOLPH F. Of Draper & Kramer	115 Dearborn St.	Central 1166
1891	KUBIN, OTTO.	1504 Oak Ave., Evanston.	Canal 967
1908	KUSSMAN, ARTHUR C. Of Blackford & Kussman	69th and Halsted Sts.	Wentworth 179
1903	LANG, CHARLES A. Of Hammel & Lang	Times Bldg.	Main 1335
*1883	LATHROP, BRYAN.	Old Colony Bldg.	Harrison 2244
1908	LESCH, HENRY.	Marquette Bldg.	Central 6762
1906	LIEBRANDT, GEO. F. Of W. H. Bowers & Co.	6 W. 31st St.	Douglas 986
1902	MCBEAN, GEORGE B.	2017 Prairie Ave.	Calumet 705
1908	MCCARTHY, P. F. Of P. F. McCarthy & Co.	3857 State St.	Douglas 778
1884	MCCONNELL, JOHN. Of McConnell Bros.	189 La Salle St.	Central 4935
1909	MCCORD, JOHN C.	185 Dearborn St.	Central 997
1907	MCCORMICK, HUBERT E.	5626 Halsted St.	Wentworth 322
1901	MCGUIRE, J. FRED. Of McGuire & Orr	101 Washington St.	Randolph 2981
1909	MCKEOWN, ALEXANDER F. Of A. F. McKeown & Co.	4711 Lake Ave.	Oakland 751
1900	MCKEY, WM. D. Of McKey & Pogue	Chamber of Commerce.	Main 4382
1897	MCCLANE, JAMES A. Of James A. McLane & Co.	100 Washington St.	Central 5013
1900	MCLEAN, DAVID M. Of David M. McLean & Co.	155 La Salle St.	Central 1109
1892	MARSHALL, PHILIP L.	184 La Salle St.	Main 2232
1905	MAYER, DAVID.	206 La Salle St.	Franklin 198
1889	MAYNARD, E. PERCY.	115 Dearborn St.	Central 7033
1883	MEAD, AARON B. Of Mead & Coe	100 Washington St.	Randolph 452
1895	MERIGOLD, WM. A. Of W. A. Merigold & Co.	Rector Bldg.	Central 6375

	NAME.	ADDRESS.	TELEPHONE.
1900	MILLS, WALTER. Of S. B. Mills & Co.	172 Washington St.	Main 4710
1908	MILLS, STEPHEN B. Of S. B. Mills & Co.	172 Washington St.	Main 4710
1902	MORRIS, SEYMOUR.	135 Adams St.	Central 3878
1909	MULHOLAND, WM. H. Of Mulholand & Snelling	79 Dearborn St.	Central 5055
*1883	MULLIKEN, CHAS. H.	110 Dearborn St.	Central 2700
1895	OLIVER, FREDERICK S. Of Oliver & Co.	110 Dearborn St.	Randolph 3221
1903	OLIVER, WALTER D. Of Oliver & Co.	110 Dearborn St.	Randolph 3221
1905	ORR, WILLARD T. Of McGuire & Orr	101 Washington St.	Randolph 2981
1909	PAGIN, FRANK S. Of Frank S. Pagin & Co.	119 Monroe St.	Randolph 729
1894	PAULING, EDWARD G.	133 La Salle St.	Main 250
1903	RICHARDS, CHARLES D. Of Charles D. Richards & Co.	First National Bank.	Randolph 1540
1893	RUBEL, ISAAC F.	134 Monroe St.	Harrison 209
1884	SCHMID, GODFREY.	167 Dearborn St.	Central 4537
1905	SEAVERN, GEO. A.	205 La Salle St.	Central 468
1892	SEEBERGER, LOUIS A. Of Louis A. Seeberger & Co.	189 La Salle St.	Central 2194
1908	SLAUGHTER, ARTHUR O. Of A. O. Slaughter & Co.	139 Monroe St.	Central 550
1896	SMITH, FRANK M. Of L. M. Smith & Bro.	645 First National Bank Bldg.	Randolph 2374
1909	SNELLING, FRED D. P. Of Mulholand & Snelling	79 Dearborn St.	Central 5055
*1883	SNOW, EDGAR M. Of Edgar M. Snow & Co.	101 Washington St.	Central 509
1902	STOUGHTON, WILLIS G. Of W. G. Stoughton & Co.	133 La Salle St.	Main 1411
1903	STRONG, GORDON Of Gordon Strong & Co.	209 State St.	Harrison 565
1887	SURGHNOR, VALENTINE H.	115 Dearborn St.	Randolph 3315
1905	TABOR, ROY B. Of White & Tabor	189 La Salle St.	Central 1541
1901	TAYLOR, GEORGE H.	Royal Insurance Bldg.	Harrison 2727
1886	THOMASSON, NELSON.	85 Dearborn St.	Central 1143
1903	THORSEN, LOUIS. Of Polkey & Thorsen	88 La Salle St.	Main 4763
1905	TRAINER, J. MILTON. Of Clark & Trainer	First National Bank Bldg.	Central 971
1905	TRAINER, WM. O. Of Southard & Trainer	3905 Cottage Grove Ave.	Douglas 705
*1883	TRUMBULL, JOHN H.	100 Washington St.	Central 2139

	NAME.	ADDRESS.	TELEPHONE.
1903	TYSON, HOWELL N..... Of Quinlan & Tyson	108 Dearborn St.....	Central 227
1884	VAN VLISSINGEN, JAS. H.... Of J. H. Van Vliissingen & Co.	First National Bank Bldg.	Central 162
1907	WALKER, HENRY H. Of Henry H. Walker & Co.	Tacoma Bldg.	Main 286
1888	WALKER, ROBERT P.	143 Dearborn St.	Central 3391
1904	WALLACE, JOHN F. Of John F. Wallace & Co.	145 La Salle St.	Central 5609
1886	WALLER, EDWARD C.	The Rookery.	Harrison 1118
1905	WALLER, EDWARD C., JR. .	95 Washington St.	Central 6452
*1883	WARNER, GEO. L. Of Baird & Warner	90 La Salle St.	Main 4470
1902	WATSON, OLIVER L.	160 Washington St.	Main 5183
1883	WEBER, BERNARD F. Of Bernard F. Weber & Co.	6101 N. Clark St.	Edgewater 4017
1899	WENDELL, JULIUS A. Of J. A. Wendell & Co.	Cor. Ogden Av. & W. Van Buren St.	West 1170
1905	WETTEN, ALBERT H. Of Rounds & Wetten	184 La Salle St.	Main 3884
1908	WIGHTMAN, CHARLES A. .	1606 Chicago Ave., Evanston...	Evanston 203
1906	WILLIS, THOMAS H. Of Henry H. Walker & Co.	Tacoma Bldg.	Main 286
1905	WILLOUGHBY, EDWARD M. .	70 Madison St.	Central 418
1896	WINSTON, BERTRAM M. . .	First National Bank Bldg.	Central 1453
1890	WILSON, WALTER H. Of Walter H. Wilson & Co.	The Rookery.	Harrison 3841
1896	WOLTERS DORF, ERNEST. . .	Madison St. & Ashland Blvd. .	Haymarket 980
1909	WOOD, FRANK C. Of F. C. Wood & Co.	92 La Salle St.	Main 3164
1906	WOODRUFF, JOS. B. Of J. B. Woodruff & Co.	100 Washington St.	Central 3901
1903	YOUNG, WILLIAM K. Of W. K. Young & Bro.	Marquette Bldg.	Central 343
*1883	ZANDER, EDWARD W.	112 Dearborn St.	Central 1486

* Charter Members

CLASS "B" MEMBERS.

	NAME.	ADDRESS.	TELEPHONE.
1910	HEMMINGWAY, GEORGE R.	Oak Park.....	Oak Park 1122
1910	STAN, TEOFIL.....	1026 Milwaukee Ave.....	Monroe 702

CLASS "C" MEMBERS.

1910	INGERSOLL, RALPH G.....	114 Dearborn St.....	Central 1486
	Of E. Orris Hart & Co.		
1910	SHELDON, FRANK P.	159 La Salle St.....	Randolph 1610
	Of Marsh & McLennan		

CLASS "D" MEMBERS.

1898	ADAMS, GEORGE E.	The Temple
1887	ALDIS, OWEN F.	Monadnock Bldg.
1908	ALLING, VAN WAGENEN.	70 Madison St.
1903	AUSTIN, HENRY W.	172 Washington St.
1896	BALDWIN, JESSE A.	99 Washington St.
1905	BALLARD, ORVILLE W.	84 Washington St.
1904	BEIDLER, FRANCIS.	115 Adams St.
1908	BINGHAM, ARTHUR E.	Old Colony Bldg.
1905	BLACK, JOHN C.	American Trust and Savings Bank Bldg.
1893	BLAIR, CHAUNCY J.	206 La Salle St.
1891	BLOCK, WILLIARD T.	100 Washington St.
1907	BLOUNT, LEMUEL.	125 Monroe St.
1896	BOAL, CHARLES T.	222 Reaper Block
1903	BOLEN, JOHN L.	140 Dearborn St.
1896	BOWMAN, WILLIAM H.	3560 Archer Ave.
1898	BRADLEY, J. HARLEY.	12 N. Desplaines St.
1908	BUCKLEN, HERBERT E.	275 Michigan Ave.
1899	BUTLER, EDWARD B.	400 W. Randolph St.
1899	CARLSON, GUSTAF H.	115 Dearborn St.
1903	CASTLE, CHAS. H.	205 La Salle St.
1901	CHAMBERLIN, GEO. M.	Indiana Ave. and 31st St.
1893	CHANCELLOR, JUSTUS.	Heyworth Bldg.
1902	CHANDLER, FRANK R.	110 Dearborn St.
1908	CHAPMAN, JOHN A.	108 La Salle St.
1893	CLARK, JOHN V.	Rector Bldg.
1906	CLEVELAND, JOSIAH F.	215 Jackson Blvd.
1899	COBURN, LEWIS L.	746 Monadnock Block
1893	COLE, GEORGE E.	86 Dearborn St.
1910	COLLINS, CHILTON C.	70 La Salle St.
1909	CONDEE, LEANDER D.	107 Dearborn St.
1894	CORWITH, CHAS. R.	Railway Exchange Bldg.
1898	CRILLY, DANIEL F.	167 Dearborn St.
1908	DAVIS, ABEL.	County Bldg.
1900	DIXON, ARTHUR.	299 Fifth Ave.
1903	DODGE, ORRIN D.	204 La Salle St.
1908	DOUGLASS, WILLIAM A.	171 La Salle St.
1896	DOWNNEY, JOSEPH.	110 La Salle St.
1908	DRAKE, LYMAN M.	138 La Salle St.
1905	DUBOIS, GEORGE E.	110 Dearborn St.
1903	DYCHE, WM. A.	35 Dearborn St.
1898	EDMONDS, HOWARD O.	Northern Trust Co.
1903	EVANS, CLINTON B.	189 La Salle St.
1908	EWEN, JOHN M.	The Rookery
1890	FARWELL, JOHN A.	115 Dearborn St.
1898	FARWELL, JOHN V.	Monroe and Market
1887	FISHER, LUCIUS G.	Fisher Bldg.
1898	FLEMING, ROBERT H.	200 Michigan Ave.
1898	FORGAN, JAMES B.	First National Bank Bldg.
1893	FOX, LEO.	206 La Salle St.
1896	FREER, LEMUEL H.	Chamber of Commerce
1898	FURST, EDUARD A.	34 Clark St.
1908	GAGE, BENJ. E.	110 La Salle St.
1902	GANN, DAVID B.	Borland Bldg.

1889	GAYLORD, FREDERICK.....	175 Dearborn St.
1883	GIBBS, FREDERICK.....	115 Dearborn St.
1889	GILES, WILLIAM A.....	The Rookery
1908	GORTON, EDWARD F.....	108 La Salle St.
1901	GRAVES, FRANK P.....	168 Dearborn St.
1887	GREELEY, SAMUEL S.....	822 Opera House Bldg.
1908	GREEN, A. LINCOLN.....	115 Dearborn St.
1900	GREENLEE, RALPH S.....	654 W. 12th St.
1905	GREY, HOWARD G.....	70 La Salle St.
1899	GUNNING, ROBT. J.....	9 Plymouth Pl.
1899	GUNTHER, CHAS. F.....	The Majestic Bldg.
1900	HALE, GEORGE W.....	Marquette Bldg.
1894	HALLBERG, L. GUSTAVE.....	84 La Salle St.
1907	HAMBLETON, CHALKLEY J.....	189 La Salle St.
1899	HAMILTON, DAVID G.....	100 Washington St.
1903	HANSEN, HENRY C.....	172 Washington St.
1909	HAYES, HOWARD W.....	115 Adams St.
1903	HECKMAN, WALLACE.....	92 La Salle St.
1896	HEISEN, CHARLES C.....	225 Dearborn St.
1906	HEYWORTH, LAWRENCE.....	Heyworth Bldg.
1908	HOLABIRD, WILLIAM.....	Monadnock Bldg.
1896	HOLDEN, WM. H.....	91 Hartford Bldg.
1899	HOLT, GEO. H.....	323 Manhattan Bldg.
1896	HOYT, WILLIAM M.....	1 River St.
1900	HUBBARD, JAMES S.....	159 La Salle St.
1901	KEITH, EDSON.....	108 Rialto Bldg.
1896	KENT, WILLIAM.....	12 Sherman St.
1900	KIMBALL, CURTIS N.....	243 Wabash Ave.
1907	KING, HOYT.....	148 Market St.
1896	KOHLSAAT, HERMAN H.....	158 Washington St.
1903	LAFLIN, LOUIS E.....	64 Wabash Ave.
1898	LAW, ROBERT H.....	Marquette Bldg.
1896	LAWSON, VICTOR F.....	123 Fifth Ave.
1891	LAY, A. TRACEY.....	Chamber of Commerce
1894	LEFENS, THIES J.....	172 Washington St.
1908	LYTTON, HENRY C.....	236 State St.
1903	MACCHESNEY, NATHAN WILLIAM.....	108 La Salle St.
1891	MCCORMICK, R. HALL.....	Roanoke Bldg.
1902	MCLENNAN, JOHN A.....	3105 Calumet
1901	MARRIOTT, ABRAHAM R.....	100 Washington St.
1896	MARX, ZERO.....	327 W. Superior St.
1896	MAYER, LEVY.....	American Trust & Savings Bank Bldg.
1900	MECARTNEY, HARRY S.....	145 La Salle St.
1905	MILES, JAMES.....	189 La Salle St.
1896	MILLER, JOHN S.....	916 Monadnock Bldg.
1896	MOORE, NATHAN G.....	Marquette Bldg.
1908	MORGAN, GEORGE B.....	39 State St.
1901	MORRISON, CHAS. E.....	125 Clark St.
1905	NAPIER, RICHARD A.....	159 La Salle St.
1902	NEWBERRY, WALTER C.....	228 W. Kinzie St.
1908	OTIS, CHARLES T.....	Monadnock Bldg.
1896	OTIS, JOSEPH E.....	The Rookery
1898	PADDOCK, RICHARD A.....	115 Dearborn St.
1903	PADEN, JOSEPH E.....	159 La Salle St.
1903	PATTEN, JAMES A.....	Western Union Bldg.

1899	PECK, CLARENCE I.....	Monadnock Bldg.
1886	PIKE, EUGENE S.....	304, 161 State St.
1893	PORTER, WASHINGTON.....	77 Jackson Blvd.
1905	POTTER, EDWIN A.....	American Trust & Savings Bank Bldg.
1894	PRINDIVILLE, REDMOND.....	517 Stock Exchange Bldg.
1898	RICHARDSON, OMAR S.....	215 Dearborn St.
1894	RICKCORDS, GEORGE E.....	100 Washington St.
1908	RILEY, HARRISON B.....	100 Washington St.
1901	RITCHIE, WILLIAM.....	97 Clark St.
1898	ROGERS, GEORGE MILLS.....	100 Washington St.
1903	ROOT, FREDERICK K.....	181 La Salle St.
1908	ROSE, LONDON C.....	205 La Salle St.
1896	RUDOLPH, EMIL.....	Opera House Bldg.
1894	RYERSON, MARTIN A.....	204 La Salle St.
1909	SILLS, FRED M.....	Illinois Trust & Savings Bank.
1890	SMITH, BYRON L.....	Northern Trust Co.
1903	SMITH, ORSON.....	135 Adams St.
1899	SPRY, JOHN C.....	206 La Salle St.
1908	STEARNS, RICHARD I.....	165 Randolph St.
1905	STEVENS, JAMES W.....	134 Monroe St.
1906	STUMER, LOUIS M.....	152 State St.
1899	TAYLOR, THOS., JR.....	First National Bank Bldg.
1893	THORNTON, CHARLES S.....	Heyworth Bldg.
1908	TUTTLE, FREDERICK B.....	2022 Michigan Ave.
1900	UPHAM, FRED W.....	American Trust & Savings Bank Bldg.
1902	WACKER, CHAS. H.....	206 La Salle St.
1903	WAHL, ALBERT.....	Chamber of Commerce
1896	WALSH, JOHN R.....	Grand Central Station
1900	WARNER, EZRA J.....	Michigan Ave. and Randolph St.
1907	WEEKS, HARVEY T., JR.....	110 La Salle St.
1902	WEST, ROY O.....	First National Bank Bldg.
1899	WILLIAMS, LAWRENCE.....	55 Dearborn St.
1896	WILLIAMS, LUCIAN M.....	200 Monroe St.
1906	WOLBACH, MURRAY.....	175 Dearborn St.

HONORARY MEMBERS

1909	DAY, JOSEPH P.....	President New York Real Estate Board of Brokers, 126 Broadway, N. Y. City
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DECEASED AGENT MEMBERS.

	Date of Decease.
Gehr, Samuel.....	July 11, 1886
Bragg, Frederick A.....	April 5, 1887
Hill, Henry L.....	November 6, 1888
Morey, Henry C.....	March 14, 1889
Gamble, James M.....	June 14, 1889
Prussing, Ernst.....	November 28, 1889
Pease, Benjamin L.....	April 8, 1890
Hoyt, Henry W.....	February 13, 1891
Gassette, Norman T.....	March 26, 1891
Morey, George J.....	April 16, 1891
Marshall, James M.....	June 16, 1891
Thompson, Wm. Hale.....	November 16, 1891
Hurlbut, Horace A.....	April 18, 1893
Farlin, J. Whitney.....	June 6, 1893
Odell, Hiram B. F.....	January 17, 1894
Dray, Walter S.....	August 28, 1894
Scott, Walter Gurnee.....	March 15, 1895
Proudfoot, William S.....	July 28, 1895
Chase, Charles C.....	December 4, 1895
Chandler, Peyton R.....	November 10, 1896
Isham, Henry P.....	October 25, 1897
Baldwin, Byron A.....	November 8, 1897
Place, Dr. S.....	February 13, 1908
Winston, Dudley.....	April 11, 1898
Cremin, John F.....	January 5, 1899
Ray, Benjamin F.....	February 13, 1899
Pease, George D.....	July 25, 1899
Wells, Frank.....	March 20, 1900
Hambleton, Earl L.....	June 28, 1900
Hammel, Louis J.....	May 10, 1901
Coe, Albert L.....	July 25, 1901
Smith, Dunlap.....	December 25, 1901
Moore, Silas M.....	January 1, 1902
Jackson, Willis G.....	February 1, 1902
Lombard, Josiah L.....	April 6, 1902
Jacobs, Benjamin F.....	June 23, 1902
Bradley, David E.....	October 23, 1902
Cannell, S. Wilmer.....	November 16, 1902
Cairnduff, William H.....	February 20, 1903
Hyman, Robert W.....	June 3, 1903
Polkey, Samuel.....	June 20, 1903
Mallette, James P.....	October 22, 1903
Bogue, George M.....	December 30, 1903
Hurlbut, Horace E.....	March 5, 1904
Galloway, James B.....	March 28, 1904
Barnes, Francis A.....	November 16, 1905
Howe, Henry W.....	February 1, 1906
Gould, Philip E.....	June 18, 1906
Lukens, William J.....	October 14, 1906
Slaughter, Arthur O.....	January 22, 1907
Baird, Lyman.....	February 22, 1908
Dietrich, Henry S.....	June 30, 1909

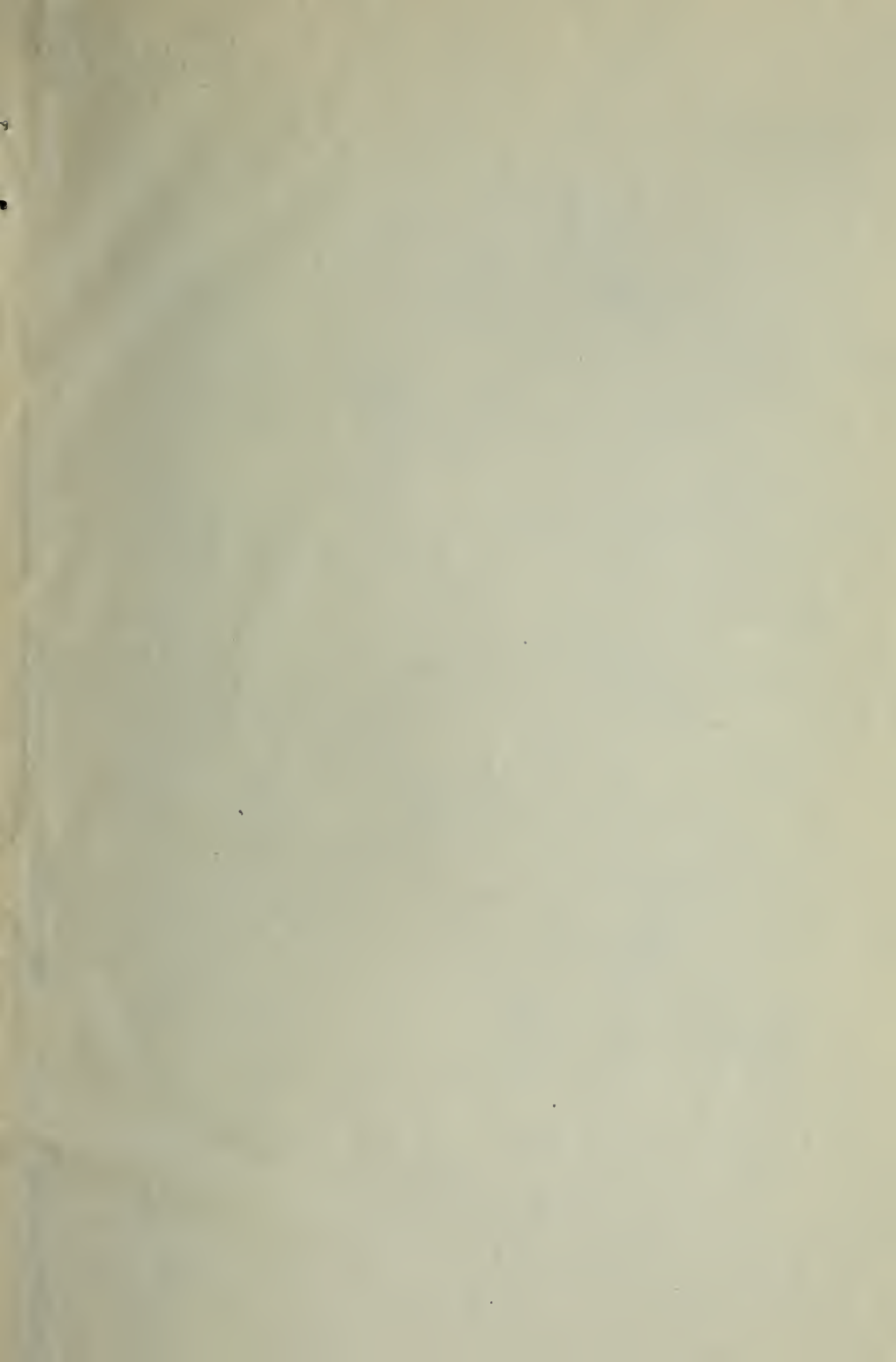
DECEASED ASSOCIATE MEMBERS.

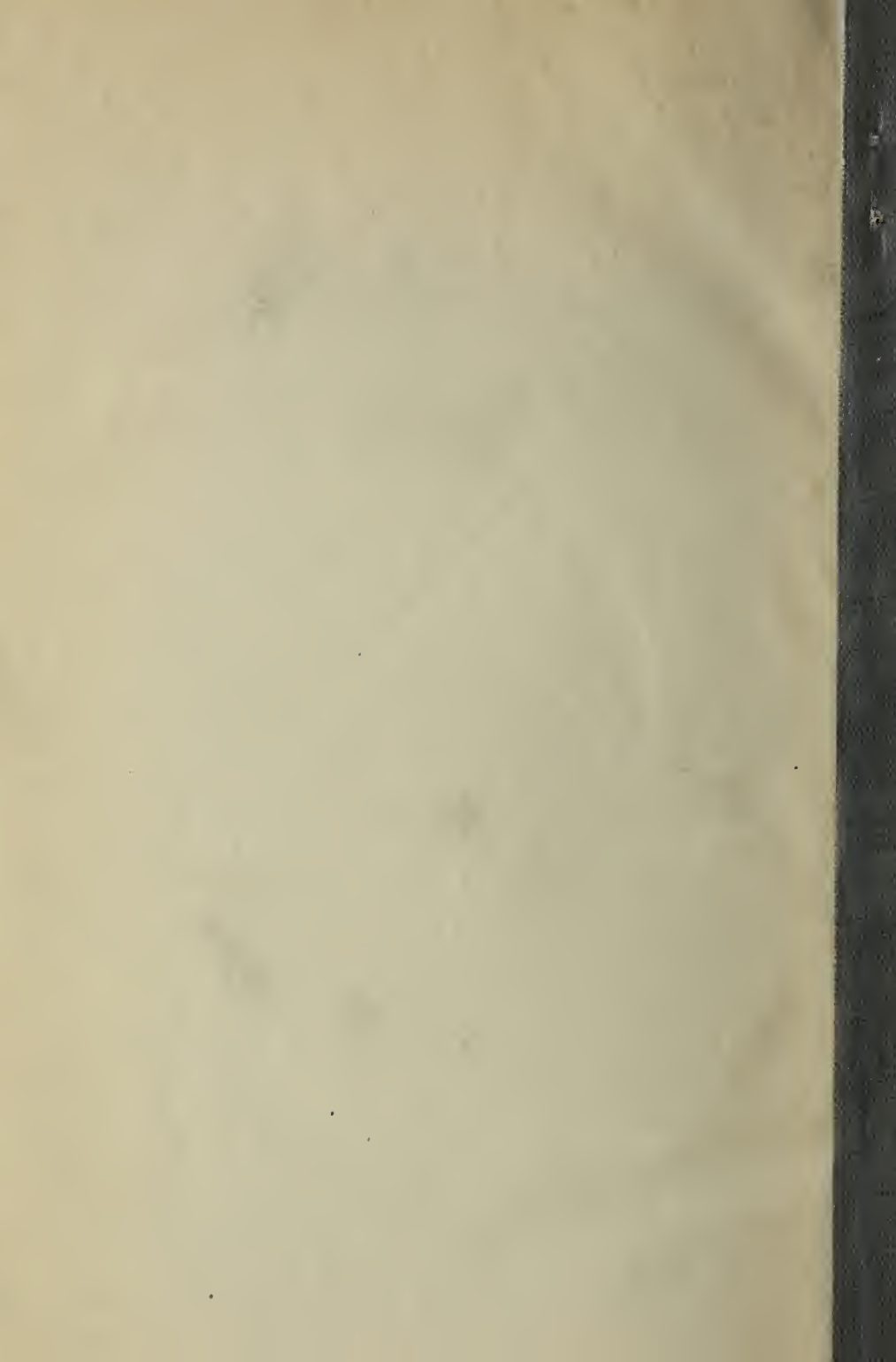
	Date of Decease.
Christoph H. J.....	September 6, 1886
Clarke, John V.....	August 9, 1892
Colvin, William H.....	July 7, 1896
Harris, Samuel H.....	July 3, 1898
Munger, Albert A.....	August 26, 1898
Hale, William E.....	November 16, 1898
Bass, Perkins.....	October 10, 1899
Garritty, Patrick L.....	September 24, 1900
Crawford, Andrew.....	November 24, 1900
Fullerton, Charles W.....	December 6, 1900
Davis, John.....	March 31, 1901
Clark, Jonathan.....	February 6, 1902
Morrill, Charles A.....	December 31, 1902
Garrett, T. Mauro.....	February 25, 1903
Willing, Henry J.....	September 28, 1903
Hibbard, William G.....	October 11, 1903
Butler, Herman B.....	February 10, 1904
Hamline, John H.....	February 14, 1904
Winston, Frederick H.....	February 19, 1904
Leiter, Levi Z.....	June 9, 1904
Dewey, Charles P.....	June 10, 1904
Hawes, Kirk.....	September 8, 1904
McWilliams, George G.....	October 15, 1904
Seaverns, George.....	November 20, 1904
Keith, Elbridge G.....	May 17, 1905
Sheldon, Theodore.....	May 25, 1905
Hurd, Henry B.....	January 20, 1906
Handy, Henry H.....	January 23, 1906
Loewenthal, Berthold.....	March 1, 1906
Brega, Charles W.....	April 19, 1906
Andrews, Joseph H.....	December 11, 1906
Eckels, James H.....	April 14, 1907
Peabody, Francis B.....	June 2, 1908
Shortall, John G.....	July 23, 1908
Mandel, Emanuel.....	September 3, 1908
Carter, Leslie.....	September 25, 1908
Hoyt, Phelps B.....	December 12, 1908
Haugan, Helge A.....	May 17, 1909
Smyth, John M.....	November 4, 1909











GAYLORD BROS.
MAKERS
SYRACUSE - N.Y.
Pat. Jan. 21, 1908

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